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SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

FEB - 9 2015

SAN FRANCISCO
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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2210 Broderick St.		0980/028
Case No.	Permit No.	Plans Dated
2014.1610E		9/24/2014
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Relocate front stairs and add 28 sq. ft. at front of property. Add windows along south facade. Add dormers at rear. Replace stairs at rear.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)</i>
*If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

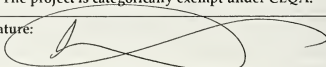
Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR dated 12/12/2014
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☐	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Ali Kirby 1/7/2015	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: A. Kirby		Signature:  1/7/2015
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378
Fax:
415.558.6409
Planning
Information:
415.558.6377

Preservation Team Meeting Date:	12/12/2014	Date of Form Completion:	12/12/2014
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PROJECT INFORMATION:

Planner:	Address:	
Alexandra Kirby	2210 Broderick Street	
Block/Lot:	Cross Streets:	
0980/028	Washington and Jackson Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2014. 1610E

PURPOSE OF REVIEW:

PROJECT DESCRIPTION:

☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction
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DATE OF PLANS UNDER REVIEW:	9/9/2014
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PROJECT ISSUES:

☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information packet submitted by applicant 10/13/2014.	
The proposal is to remodel the primary facade by relocating the front stairs and modifying the service entrance; and add a dormer at the rear.	

PRESERVATION TEAM REVIEW:

Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

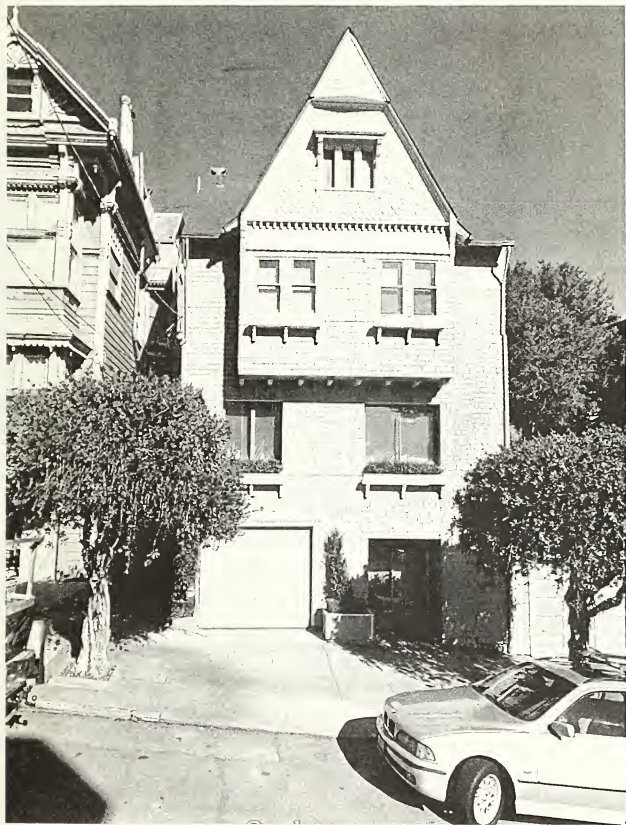
2210 Broderick Street was constructed circa 1882 by an unknown architect according to the property water records and the 1894 block book; no original building records exist for the property. The listed owner on the original water record was P. Hopkins, who was not listed in phone directories of the time. The first listed owner on a building permit was G. Bazzare, who was not found in directory or census research. The property was later owned by David J. Tirrell, a school teacher, and his family. None of the known occupants or owners appear to be of historic significance.

The subject property is a three-story over garage, wood frame, single-family residence located on the west side of Broderick Street in the Pacific Heights neighborhood. The building features a cross-gabled roof with a large central bay at the third and attic levels and is clad entirely in shingles. Fenestration is mixed, with pairs of double-hung windows in the third story bay, horizontal sliders at the second story, and full-height obscured fixed window at the street level, adjacent to the garage. An historic photo of the property depicts the same massing and scale with Tudor-Revival elements such as half timbers in the bay and a light brick base circa 1900. A garage was added in 1921 and the permit history reflects significant alterations in 1959 and 1962. By 1972 the building reflected a First Bay Tradition aesthetic, with shingles at the ground level and the overhang above the original entrance filled in. Overall the property appears to have a low degree of integrity.

Based on historic research conducted by the applicant and preservation planning staff, 2210 Broderick Street does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). 2210 Broderick Street is not associated with any known historic trends or events in the area or at the subject property; the owners and occupants do not appear to have been significant to our local, regional or national past; and the subject property does not appear to be the work of a master architect or builder, nor does its architecture possess high artistic value or integrity.

The immediate context is a mixture of single-family homes, flats, and apartments primarily constructed at the turn of the century. To the north are a number of post-war apartment complexes, while to the south is a collection of pre-earthquake residences and mixed-use properties designed in the Italianate and Stick-Eastlake styles. The area likely contains an eligible historic district, although the subject property is undoubtedly not a contributor. Additional research would be required to adequately assess the immediate neighborhood.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	12-23-2014





SAN FRANCISCO PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
262 Roosevelt Way		2607/031	
Case No.	Permit No.	Plans Dated	
2014-001258ENV	201411070949	12/11/2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Horizontal and vertical addition. Remodel existing single family home. Below grade excavation of approximately 10 ft. Proposed home to be approximately 3,200 square feet and 40ft in height.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maier program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maier layer).</i>
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Laura Lynch	
To comply with relevant Building Code requirements and Geotechnical Engineering Recommendations, Mohan Srinivas PE, GE, January 1, 2015. Project reviewed by staff archeologist 12/4/2014	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 12/23/2014
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Justin A Greving Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=sf.gov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.01.06 14:34:01 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	12/17/2014
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Grevig	262 Roosevelt Way	
Block/Lot:	Cross Streets:	
2607/031	Museum Way and 15th Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014-001258ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	11/2014
------------------------------------	---------

PROJECT ISSUES:
☒ Is the subject Property an eligible historic resource?
☐ If so, are the proposed changes a significant impact?
Additional Notes:
Submitted: Supplemental Information for Historic Resource Determination prepared by Mark Watrous-Heyliger (dated 10/01/2014)
Proposed Project: Horizontal and vertical addition and interior remodel. Expand existing third floor and add fourth floor.

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

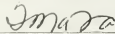
PRESERVATION TEAM COMMENTS:

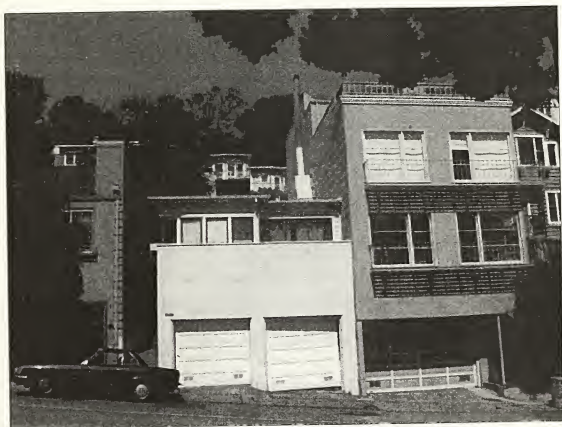
According to the Supplemental Information for Historic Resource Determination prepared by Mark Watrous-Heyliger (dated 10/01/2014) and information found in the Planning Department files, the subject property at 262 Roosevelt Way contains a 2-story over garage wood-frame single-family residence designed in the vernacular Modern architectural style. The subject property was constructed in 1941 by Francis O'Reilly and was originally owned by Willis and Margaret Stark, and later by Ian and Helen Dayton. Known exterior alterations to the subject property include removal and replacement of the rear brick retaining wall with a concrete retaining wall (1993).

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject property is a nondescript example of a vernacular Modern style single-family residence. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Upper Mark/Castro and Corona Heights neighborhood on a block that exhibits a variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. Together the block does not comprise a significant concentration of historically or aesthetically unified buildings.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	12-23-2014



262 ROOSEVELT WY. FRONT FACADE





SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS OFF

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
115-117 Plymouth Ave.		7138/056	
Case No.	Permit No.	Plans Dated	
2014.1204E		7/9/2014	
☐ Addition/ Alteration	☒ Demolition (requires HRER if over 50 years old)	☒ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Demolition of two-family dwelling and construction of four-family dwelling.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☒	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20% : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	The project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: 12/12/14 (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Jonathan Lammers	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Jonathan Lammers		Signature or Stamp: Jonathan Lammers
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Digitally signed by Jonathan Lammers DN: cn=org, dc=sf.gov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Jonathan Lammers, email=Jonathan.Lammers@sf.gov.org Date: 2015.01.08 16:04:54 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date December 12, 2014
Case No.: 2014.1204E
Project Address: 115-117 Plymouth Avenue
Zoning: NC-1 (Neighborhood Commercial, Cluster)
40-X Height and Bulk District
Block/Lot: 7138/056
Date of Review: December 12, 2014 (Part I)
Staff Contact: Jonathan Lammers (Preservation Planner)
(415) 575-9093
jonathan.lammers@sfgov.org

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CA 94103-2479

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PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 115-117 Plymouth Avenue, is located on the west side of Plymouth Avenue between Sadowa Street and Sagamore Street in the Ocean View neighborhood. The lot is rectangular in shape and measures 70 feet wide by 50 deep. The property is located within an NC-1 (Neighborhood Commercial, Cluster) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a detached, one-and-a-half-story, wood frame building constructed in 1907 per the original water service connection record (the San Francisco Assessor-Recorder lists the property as being constructed in 1905). The building is rectangular in plan and capped by a front facing gable roof with a gable dormer on the south facade. The building's condition is poor. It appears that the roofing material has been removed, the interior is gutted, and much of the building is presently covered by tarps and/or is boarded over.

The primary facade faces east onto Plymouth Avenue and features a flat-front facade with gable parapet. Older online street view images from 2007 and 2008 indicate that the front of the building was partially clad with stucco and included red clay tile coping at the gable parapet. This strongly suggests that the primary facade was previously remodeled with Mission Revival or Mediterranean Revival style influences.

The online street views indicate that the secondary facades are clad with rustic channel wood siding. Visible fenestration includes double-hung wood windows, including one centered beneath the gable on the primary facade. A street view image taken in 2008 indicates the building was then supported by wooden cribbing and steel beams.

Known alterations to the property as indicated by building permit applications include the replacement of a mudsill and installation of a new sump (1953), and a permit for temporary shoring and cribbing (2009). As mentioned above, other apparent alterations include the stuccoing of portions of the primary facade, removal of the roofing materials, and the removal of some windows.

Pre-Existing Historic Rating / Survey

The subject property has not been addressed by any prior historic resource surveys and is not listed on any local, state or national registries. The subject property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age.

Neighborhood Context and Description

115-117 Plymouth Avenue is located in the San Francisco's Ocean View area, roughly bounded by Ocean Avenue on the north, San Jose Avenue on the east, the San Mateo county line on the south, and Junipero Serra Boulevard on the west. Within these boundaries are several neighborhoods with individual identities, including the Ingleside Terraces residential park to the northwest, Merced Heights to the west, Ingleside in the northeast section, and Ocean View in the southeast section.

The area surrounding the subject property is predominately residential in character, with scattered groups of commercial and mixed use buildings located along Plymouth Avenue, Sagamore Street and Broad Street. Interstate 280 is located approximately one block to the south. Nearly all buildings in the vicinity of the subject property are one-story-over-raised basement or two-stories in height. Construction dates for buildings on the subject block range from circa the 1880s to 1987, with several buildings along Plymouth Avenue and Sagamore Street constructed prior to 1906.

Architecturally, the area's character is quite mixed, with examples of buildings designed with Queen Anne, Craftsman, Mediterranean Revival, French Provincial and Streamline Moderne influences, as well as a number of vernacular buildings of varying ages. The overall level of architectural integrity is fair, with numerous examples of buildings that have been altered by re-cladding (typically stucco over wood) and window replacement. No buildings on the block have been addressed by prior architectural surveys.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided in a Historical Resource Evaluation prepared by Garavaglia Architecture, Inc (dated 24 June 2014), information found in the Planning Department files, and research conducted on the Ocean View neighborhood, Preservation staff finds that the subject building is significant for its association with historic events, but does not retain sufficient integrity to be eligible for listing on the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The Ocean View area was originally part of Rancho San Miguel, a Mexican land grant of approximately 4,400 acres given to Jose de Jesus Noe in 1845. The land was used primarily for grazing cattle, although Noe began selling off portions of his ranch following the Gold Rush. The closest formal transportation route in the area was the San Jose Road, today's San Jose Avenue, which served as the southeastern boundary of Rancho San Miguel. During the Spanish era in California, San Jose Road was part of El Camino Real, or the "Royal Road," and served as the principal route connecting Mission Dolores to various ranchos and other missions to the south.

The primary catalyst for the initial development of the Ocean View neighborhood was the opening of the San Francisco and San Jose Railroad (SF&SJ). Completed in 1864—and purchased by the Southern Pacific Railroad in 1868—the SF&SJ was originally a single-track steam line that followed a curving route through the central portion of San Francisco, and in many areas closely followed the alignment of San Jose Road. Several railroad stations were established along the route, including the Elktown Station near the present-day intersection of Ocean Avenue and San Jose Avenue, as well as the Ocean View Station, located at the junction of San Jose Avenue, Plymouth Avenue and Sickles Avenue—approximately a block south of the subject property. Anecdotal evidence suggests that the name Ocean View was used because that location marked one of the first areas where the Pacific Ocean came into view from the rail line.

The arrival of the railroad spurred the creation of several homestead associations which purchased and subdivided land near the new line. These included the Railroad Homestead Association, incorporated in 1864, which subdivided 150 acres of today's Ocean View neighborhood, including the area occupied by the subject property. It appears that many of the lots were purchased by speculators, however, and for many years relatively little development occurred. One exception was the vicinity of the Ocean View Station, where a small cluster of buildings developed during the 1870s. These included several saloons and roadhouses catering to travelers, as well as a few lodging houses and meeting halls. A water delivery flume owned by the Spring Valley Water Company also ran through the area, running north for a block along Plymouth Avenue (then called Marengo Street) between Sagamore and Sadowa streets.

During the early 1890s, another railroad line was installed in the neighborhood. This was an interurban electric streetcar line operated by the San Francisco & San Mateo Railway Company (SF & SM). Opened in 1892, the line connected San Francisco to San Mateo County, traveling through the Ocean View neighborhood on an alignment following San Jose Avenue. In 1902, however, the line was rerouted to a new right-of-way along Mission Street, effectively bypassing the heart of the Ocean View neighborhood. Thus, at the turn of the century the area still remained relatively remote from the more populous areas of the city, and much of the land was used for small-scale farming. At the time it is estimated there were

approximately 200 buildings in the area, including small dwellings, barns and sheds for livestock.² The area's population at the turn of the century was largely comprised of blue collar laborers, and included a number of German, Italian and Swiss immigrants.

The first Sanborn maps for the area were published in 1899 and show that the blocks in the vicinity of the subject property were approximately ten to twenty percent developed. Most of the area's commercial buildings were clustered near the Ocean View Station, as were the area's institutional and civic properties. These included Murphy's Hall and Wolf's Hall, as well as the Ocean View Police Station at 110 Plymouth Avenue. A short distance to the north was Fire Engine Company No. 33, organized in 1896 with a new station house that remains extant at 117 Broad Street. During this same period, the area also received its first post office: Station L, opened within the Ocean View Railroad Station in 1895.

More sustained residential development of the area followed the 1906 Earthquake and Fire, which left more than half of San Francisco's population homeless. Because the Ocean View neighborhood had remained relatively undamaged, it soon attracted scores of new residents relocating from elsewhere in the city. Based on Assessor's data, much of this growth occurred in the first few years after the disaster, and by 1915 Sanborn maps show the blocks in the vicinity of the subject property were then approximately fifty to seventy percent developed.

The post-earthquake period also coincided with the completion of yet another railroad line through the neighborhood. In 1908, service began on the Ocean Shore Railroad, which connected San Francisco to Santa Cruz. This line never proved profitable, however, and would cease operations in 1920. Service on the Southern Pacific Railroad line was also severely curtailed following the completion of the Bayshore Cut-Off in 1907, which provided a more direct route into San Francisco from the peninsula.

The neighborhood experienced an even larger pulse of development during the 1920s, as San Francisco and the rest of the nation participated in a sustained real estate boom. Part of this growth was facilitated by the growing popularity of the private automobile, which allowed for the development of areas further away from streetcar lines. This included the Ocean View neighborhood, which benefited from improved automobile access after the Ocean View Railroad's right-of-way was redeveloped as Alemany Boulevard in 1926. From this period onward, almost all new residences in Ocean View, as well as the rest of the city, were built with integral automobile garages. Access to the neighborhood also improved during this period with the resurrection of a portion of the old San Francisco & San Mateo streetcar line as the M-Ocean View line operated by the San Francisco Municipal Railroad (MUNI).

Within the greater Ocean View neighborhood, more infill occurred in the years before and after World War II, and by the 1950s much of the Ocean View neighborhood had been built out. The Southern Pacific railroad line was used primarily for freight until 1942, when the Southern Pacific Company closed the portion of the line connecting Ocean View to the Mission District. The remainder of the railroad line was abandoned in the late 1950s to make room for the construction of Interstate Highway 280. Several 19th century buildings in the Ocean View area were also demolished by construction of the freeway.

During the 1950s middle-income African-American residents began moving to the area south of Ocean Avenue, which did not have restrictive racial covenants. The effect transformed the demographics of the

² Richard Brandi and Woody LaBounty, *San Francisco's Ocean View, Merced Heights, and Ingleside (OMI) Neighborhoods 1862-1959*, (San Francisco: San Francisco Historic Preservation Fund Committee, 2010), 21.

area, and by 1960 Ocean View was 59% African-American.⁴ From the mid-1970s through the early 1980s, portions of the neighborhood that had remained undeveloped because of steep topography were finally built out, particularly the area near the intersection of Minerva and Summit streets.

The subject property, 115-117 Plymouth Avenue, was constructed in 1907 as the new home for Post Office Station L. As mentioned earlier in this section, Station L was first established a decade earlier with an office inside the Ocean View Railroad Station. The *San Francisco Call* newspaper of March 10, 1895 mentions that the original station was served from San Francisco “by means of carrier on horseback,” as previously “letters and newspapers have been sent to San Mateo and thence to Ocean View, causing considerable delay.”

The original Spring Valley Water Company water service connection record, dated September 19, 1907, describes the building as a two story structure with 610 square feet. Water connection was made to one sink and one toilet. The use is listed as the “Post Office” and the record is signed by “Mr Pellegrini.” Based on research conducted by Preservation staff, Mr. Pellegrini was Paul (Paolo) Pellegrini, who operated a grocery at 105 Plymouth Avenue, and lived within the building located immediately south of the subject property at 109 Plymouth Avenue. The 1905 Sanborn map shows 109 Plymouth Avenue as being connected to a commercial wing at the corner, subsequently demolished for construction of a gas station sometime before 1938.

It does not appear that the subject property, 115-117 Plymouth Avenue, was ever owned by the U.S. Post Office. Rather, it appears that Mr. Pellegrini commissioned construction of the building as an investment property, and the building continued to be owned by family members until 1981. This connection is discussed at greater length under Criterion 2.

Station L, also known as the Ocean View station, was operated as an independent post office.⁶ Independent post offices were not administered as part of a postal district with dependent branches, but rather submitted “its requisitions, reports and accounts directly to Washington.” In 1917 it was estimated that there were 56,000 independent post offices in the United States.⁷ That same year, the Post Office Appropriation Act directed the Post Office to extend delivery service, which led to a rapid decline of independent post offices as mail was delivered directly to residents via improved roads.

Station L appears to have operated from 1907 to 1917, when a notation on the water service records lists the building as vacant. The station also ceased to be listed in city directories after that time. Research did not reveal any photographs of Station L at the time it was in operation, but the 1915 city directory shows it as a one-and-a-half story wood frame building addressed as 115 and 117 Plymouth Avenue. It then stood near the middle of a large lot shared with a commercial building at 119 Plymouth Avenue (extant), a shed at the rear lot line, and a stable at the southwest corner of the lot addressed as 109½ Plymouth Avenue. Both the stable and shed appear to have been the first buildings on the lot and predated construction of the post office.

⁴ Richard Brandi and Woody LaBounty, *San Francisco's Ocean View, Merced Heights, and Ingleside (OMI) Neighborhoods 1862-1959*, (San Francisco: San Francisco Historic Preservation Fund Committee, 2010), 40.

⁶ The Post Office Department, *United States Official Postal Guide*, July 1919, (Washington, U.S. Post Office Department, 1919), 105

⁷ Daniel Calhoun Roper, *The United States Post Office Its Past Record, Present Condition, and Potential Relation to the New World Era*, (New York: Funk & Wagnalls Company, 1917), 83

Station L may have included a residential unit at the time of its construction. The 115 Plymouth Avenue address likely represented a residential address, while the 117 Plymouth Avenue address was consistently used for the station itself. City directory research could not confirm a residential use prior to 1917, however.

Land use maps prepared in 1919 show that the post office had been operating within a compact district serving neighborhood residents. Some of the uses of nearby buildings included a hardware store (119 Plymouth), a watchmaker (107 Plymouth), a grocery (101 Plymouth), a fraternal hall and movie theater (2 Sagamore), and a saloon (1 Sagamore), among others. The 1919 land use map also indicates the subject property was then used solely as a dwelling. The building appears to have continued in use as either a mixed use building or dwelling through circa 2000. Businesses which operated from the building included a jeweler's (1929-1931) and the Ocean View Pharmacy (1940-1951). On the 1950 Sanborn map the building is shown as two flats. The building's owners and occupants are discussed at length under Criterion 2.

Considered as a whole, the Ocean View neighborhood—particularly in the vicinity of the Ocean View Railroad Station—represents some of the earliest development efforts in the south-central portion of San Francisco. A prior historic context statement prepared for the area and adopted by the San Francisco Preservation Commission in 2010, *San Francisco's Ocean View, Merced Heights, and Ingleside (OMI) Neighborhoods 1862-1959*, states that "Extant early 20th century period houses, mixed-use, commercial and institutional buildings in the Ocean View are significant under the California Register of Historical Resources (CRHR) Criterion 1 for their association with the historic event of the post-1906 Earthquake and Fire development of the Ocean View."⁸

Construction of the subject property, 115-117 Plymouth Avenue, appears intimately associated with a significant period in the development of the Ocean View neighborhood as it transitioned from a semi-rural, suburban village to a more developed city neighborhood. Buildings such as the post office, police station and fire station all served as important symbols of progress for the neighborhood. A post office such as Station L served a crucial function in its community, and would have been a building used by nearly every resident of the area.

Based on this analysis, as well as the guidance provided by an adopted historic context statement, 115-117 Plymouth Avenue appears significant under California Register Criterion 1 for its association with the development of the Ocean View neighborhood. However, the building does not appear to retain sufficient integrity to convey this significance (a focused discussion of integrity is included later in this report).

115-117 Plymouth Avenue does appear to be included within a California Register eligible historic district. Although the immediate vicinity of the subject property originally served as a nexus of neighborhood activity, subsequent infill and redevelopment activity, as well as widespread building alterations, have compromised the area's cohesion and collective historic integrity such that the subject block does not appear to constitute a historic district.

⁸ Richard Brandi and Woody LaBounty, *San Francisco's Ocean View, Merced Heights, and Ingleside (OMI) Neighborhoods 1862-1959*, (San Francisco: San Francisco Historic Preservation Fund Committee, 2010), 47.

It is therefore determined that 115-117 Plymouth Avenue is not eligible for listing in the California Register under Criterion 1, either individually or as a contributor to a potential historic district. However, this finding does not preclude identifying other buildings on the subject block as individual resources, or identifying groupings of properties elsewhere in the Ocean View neighborhood as potential historic districts.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based on the research performed by Preservation staff, the building was constructed for Paul (Paolo) Pellegrini. A native of Italy, Pellegrini was born circa 1855 and immigrated to the United States in 1878. He moved to the Ocean View District no later than 1890, as the voter registry of that year shows him as living at the corner of Plymouth and Sagamore streets.

Mr. Pellegrini purchased the lot where the subject building stands from Peter Sermattei and his wife in October 1892.⁹ The lot is described as being on the northwest corner of Plymouth and Sagamore streets, 250 long by 25 feet deep—corresponding to the entire block face along Plymouth Avenue between Sagamore and Sadowa streets. It appears that Pellegrini owned several properties in the area, as a subsequent notice in the *San Francisco Call* from June 28, 1893 shows “P. Pellegrini” as hiring Morrison Cook to make alterations to a building at the southeast corner of Plymouth Avenue and Sagamore Street. A subsequent listing from March 15, 1899 shows Pellegrini as purchasing a property on Minerva Street, 100 feet west of Plymouth Avenue.

As mentioned previously, Paolo Pellegrini operated a grocery at 105 Plymouth Avenue known as Pellegrini’s Oceanview Bazaar, and lived within the building located immediately south of the subject property at 109 Plymouth Avenue. Pellegrini served as the lecturer for the Farallon Circle of the American Foresters fraternal lodge, and in 1908, was described as being “among the prominent members of the Italian colony.”¹⁰

The 1900 Census shows Pellegrini as having a wife, Angelica, and three children: Julia, Melida and Eda. On June 9, 1903, the *San Francisco Call* listed a marriage license application for Julia A. Pellegrini, 19, of 109 Plymouth Avenue, and John Sermattei, 23, of 117 Sadowa Street—located on the same block as the subject property. Mr. Sermattei was the son of Peter and Marie Sermattei, from whom Pellegrini originally purchased the subject property.

John Sermattei would go on to serve as a supervisor in the City and County Assessor’s Office, but passed away in 1951. In 1953, the building was transferred to the estate of John & Julia Sermattei. It does not appear that the Sermattei family ever resided at the property, but city directories show that Julia Sermattei resided at 123 Sadowa Street. The Sermattei estate continued to lease the building to tenants until the property was sold in 1981.

From 1981 through 2004 the property was owned by Ruth Maloof and her children, although there is no evidence they resided at the property. The property was then sold to a succession of owners, including general contractor John Britton and his wife Linda (2004-2006), and joint ownership by Tony’s

⁹ “Real Estate Transactions,” *San Francisco Call*, October 14, 1892.

¹⁰ “Italian Colony is Host to Naval Men,” *San Francisco Call*, July 31, 1908.

Contracting and Drywall, Padraic O'Donoghue and Stephaine O'Callaghan (2006-2014). In 2014 it was sold to the present owner, David Madfes.

As discussed previously, the building may have included a residential unit at the time of its construction, although this could not be confirmed using city directories. Following the closure of the post office, known residents of the building included a succession of Italian residents, all of whom listed their address as 115 Plymouth Avenue. These included Joseph Colacico, metalworker (1917), John Trecassi, iron worker (1920), and V. Scaricamazza, laborer (1923).

117 Plymouth Avenue was briefly occupied as a residence by Emil and Mannelita Dockendorff from approximately 1920 to 1923. The Dockendorffs operated a cigar business a short distance away at 5 Plymouth Avenue. From 1929 to 1931, the building was used as a jewelry and watch shop by Abraham Outram. The building stood vacant for almost a decade until Dr. Harry Deering opened up the Ocean View Pharmacy at 117 Plymouth Avenue, which occupied the building from 1940 to 1951.

Other known residents include the following:

115 Plymouth Avenue

1953-1954 Mrs. Charlotte O'Kane, no occupation given
1955 Georgette Meunier & Ray Pempertin, no occupation given
1958-1961 Vacant
1962 Sam Heatticock, no occupation given
1963-1966 John G. Wiley, retired
1968-1969 John Downing, barber
1975-1982 Florence Mackey, no occupation given

117 Plymouth Avenue

1960 Mrs. Alma Jackson, no occupation given
1962 Mrs. Pat Kendall, no occupation given
1963 Wesley W. Young, painter at Zielinsky & Sons
1967-1977 Constance Williams, no occupation given
1978-1981 E. Adams, no occupation given

Based on the above research, the subject property appears most closely associated with Paolo Pellegrini, who commissioned its construction. Although Mr. Pellegrini appears to have been a successful merchant in the Ocean View area, research has not indicated that his productive life made a lasting impact on local, state or national history such that the property would be eligible for historic listing under this criterion. Further, neither Mr. Pellegrini's residence or grocery store were located in the subject building. Research has also not provided any indication that the other owners or occupants of the subject property were persons important to local, state or national history.

It is therefore determined that 115-117 Plymouth Avenue is not eligible for listing in the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

115-117 Plymouth Avenue was constructed in 1907 per the original water service connection record. The original architect or builder are unknown.

Although research did not locate any historic photos of the building, its roofline strongly suggests that it was originally designed as a false-front building, so named because of the high squared roofline at the primary facade provided a more impressive street presence while also concealing the gable roof behind the parapet. At an unknown date, likely circa 1920s-1930s the building appears to have been remodeled with Mission Revival or Mediterranean Revival style influences as evidenced by the Spanish clay tile coping at the roofline. The two adjacent buildings to the north, 119 – 145 Plymouth Avenue, were also altered with similar influences, and it is plausible that at one time they shared a common owner with the subject property.

In its current condition, it appears that many features of the building have been removed or obscured, and the interior has been gutted. As such, the building does not readily convey association with its original construction, nor do the presumed Mission or Mediterranean Revival style alterations appear significant in their own right. Thus, the building does not appear individually eligible for listing in the California Register under Criterion 3.

The building also does not appear to contribute to a potential historic district. As mentioned previously under the discussion of Criterion 1, infill and redevelopment activity, as well as widespread building alterations, have compromised the area's cohesion and collective historic integrity such that the subject block does not appear to constitute an eligible historic district.

It is therefore determined that 115-117 Plymouth Avenue is not eligible for listing in the California Register under Criterion 3, either individually or as a contributor to a potential historic district. However, this finding does not preclude identifying other buildings on the subject block as individual resources, or identifying groupings of properties elsewhere in the Ocean View neighborhood as potential historic districts.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that 115-117 Plymouth Avenue is not eligible for listing in the California Register under Criterion 4.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location: ☒ Retains ☐ Lacks
Association: ☐ Retains ☒ Lacks
Design: ☐ Retains ☒ Lacks
Workmanship: ☐ Retains ☒ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☐ Retains ☒ Lacks
Materials: ☐ Retains ☒ Lacks

115-117 Plymouth Avenue has been determined to be individually significant under Criterion 1 – Events, for its association with the development of the Ocean View neighborhood. The evaluation of its historic integrity follows the guidance provided in *San Francisco's Ocean View, Merced Heights, and Ingleside (OMI) Neighborhoods 1862-1959* historic context statement, which states the following: "In evaluating integrity of resources, general importance is placed on design, materials, workmanship and retention of architectural features and historic fabric. For commercial and mixed-use properties, consideration should be given to likely alterations at the ground floor which should be considered subordinate to overall integrity."¹¹

The building retains integrity of location as it has never been moved. It also retains at least partial integrity of setting, as the adjacent buildings on that block face of Plymouth Avenue were either extant at the time the subject property was constructed or were built soon after. Prior building alterations, however, have compromised numerous other aspects of the building's historic integrity, including design, workmanship and feeling. Most of its historic materials have been removed save for the rustic channel cladding on the secondary facades. The building also lacks integrity of association as it is no longer in use as an institutional or mixed use property. Overall, the subject property, 115-117 Plymouth Avenue, does not retain sufficient integrity to be eligible for the California Register.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

115-117 Plymouth Avenue does not retain historic integrity and therefore, a discussion of character defining features is not warranted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District
- ☒ No Historical Resource Present

¹¹ Richard Brandt and Woody LaBounty, *San Francisco's Ocean View, Merced Heights, and Ingleside (OMI) Neighborhoods 1862-1959*, (San Francisco: San Francisco Historic Preservation Fund Committee, 2010), 21.

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: _____

Tina Tam

Tina Tam, Senior Preservation Planner

Date: _____

12-23-2014

cc: Vinaliza Byrd, Environmental Division/ Historic Resource Impact Review File



2008 image of primary and south facades of 115-117 Plymouth Avenue (Google Maps)



Contemporary street view image of 115-117 Plymouth Avenue (Google Maps)



115-117 Plymouth Avenue satellite view (Google Maps)



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2829-2831 Baker St.		0941/005	
Case No.	Permit No.	Plans Dated	
2014.1265E	201402188666	8/6/2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Rear horizontal addition at first and second floors. Vertical third floor addition. Replace roofing and repair siding. Replace angled bay with square bay at front. Install gate at front property line. Add rear deck at second floor. Add front deck with glass rail at third floor. Replace all windows. Remove pointed arch opening above front doors.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☒	9. Reclassification of property status to Category C (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: 12/22/14 (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Jonathan Lammers	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Jonathan Lammers	Signature or Stamp: Jonathan Lammers
	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Digitally signed by Jonathan Lammers DN: cn=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Jonathan Lammers, email=Jonathan.Lammers@sfgov.org Date: 2015.01.08 16:48:44 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date December 22, 2014
Case No.: 2014.1265E
Project Address: 2829-2831 Baker Street
Zoning: RH-2 (Residential-House, Two Family)
40-X Height and Bulk District
Block/Lot: 0941/005
Date of Review: December 22, 2014 (Part I)
Staff Contact: Jonathan Lammers (Preservation Planner)
(415) 575-9093
jonathan.lammers@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 2829-2831 Baker Street, is located on the west side of Baker Street between Greenwich Street and Filbert Street in the Marina neighborhood. It stands on an L-shaped lot measuring 25 feet on east, 37.50 feet on west, 175 feet on the north, and 175 feet on the south. Along this southerly line, the lot widens to 37.50 feet commencing at 100 feet of depth. The San Francisco Assessor-Recorder lists the building as having been constructed in 1906, but water service connection records indicate the building was actually constructed in 1904. The property is located within an RH-2 (Residential-House, Two Family) Zoning District and a 40-X Height and Bulk District.

The subject building is a two-story, wood-frame, two-family residence that has been altered with Mediterranean Revival style influences. The building is rectangular in plan, clad with smooth stucco on its primary facade and rustic channel wood siding on its secondary facades, and capped by a combination hip and gable roof. The primary façade faces north onto Baker Street and features an overhanging angled bay window at the south side of the second story. The primary entrance is located at the north side of the first story and includes an arched vestibule opening with a molded stucco surround. The entrances are multi-light wood doors approached by tiled steps. Typical fenestration includes double-hung, aluminum replacement windows. The primary facade terminates in a flat board frieze and hip-roofed parapet clad with clay tiles.

A paved driveway along the south side of the subject building accesses two detached auxiliary buildings toward the rear of the lot. The first is located toward the middle rear of the lot behind the main building and consists of a one-story garage clad with stucco. Sanborn maps and historic aerial photos indicate this building was constructed sometime between 1913 and 1938. On its rear (west) facade, the garage includes a wood pedestrian door and a bank of three aluminum or vinyl windows. The garage is capped by a flat roof with a parapet clad with red clay tiles.

Another detached, one-story garage spans the width of the rear lot line. Sanborn maps and historic aerial photos indicate this building was likewise constructed sometime between 1913 and 1938—although

portions of the building may incorporate a circa 1905 stable. The garage is clad with stucco and features a flat roof with a clay tile parapet. There are two garage door openings toward the south, and a wood pedestrian door and a bank of three aluminum or vinyl windows toward the north.

Known alterations to the property as evidenced by building permits include raising the store floor to make nine feet in the clear, installing new partitions in the lower floor and cutting a light well to the level of the lower floor (1923); replacing foundation of the rear garage, constructing twenty-five feet of new retaining wall at the south property line, replacing the foundation of the main building and installing a plywood sheer wall within the main building (2008); and replacing the foundation of the middle garage and installing a new wood beam over the garage door opening (2009). Building permits also point to various interior kitchen and bathroom remodels.

Pre-Existing Historic Rating / Survey

The subject property has not been addressed by any prior historic resource surveys and is not listed on any local, state or national registries. The subject property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age.

Neighborhood Context and Description

2829-2831 Baker Street is shown on the San Francisco Neighborhood Groups Map as being located in the Marina neighborhood. The immediate area, though, is more commonly known as Cow Hollow. Located north of Pacific Heights, the boundaries of Cow Hollow are not exact, but generally encompass the area between Lombard Street on the north, Union Street on the south, Van Ness Avenue on the east, and Lyon Street on the west. The area surrounding the subject property is predominately residential and characterized by two- to four-story flats and apartments, with a minority of single-family dwellings. Construction dates for buildings located on the subject block range from circa 1885 to 1983, although approximately half were constructed between 1915 and 1925. This is reflected in the architecture of the building stock which includes numerous examples of buildings designed with Mediterranean Revival and Classical Revival style influences. There are also a few examples of Victorian era (Stick/Eastlake or Queen Anne style) buildings, along with a prominent example of Midcentury Modern style design at the northwest corner of the block.

Generally speaking, the overall level of architectural integrity is good, with window replacement being the most common alteration. Sanborn maps and satellite images show that a few buildings on the subject block also have vertical additions. It should be noted that a formal historic survey has not been conducted for the blocks immediately surrounding the subject building, although one property on the subject block, 2843-2845 Greenwich Street, was noted in *Here Today*, as well as the 1976 Department of City Planning Survey.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: N/A ☐ Contributor ☐ Non-Contributor

Based on the information provided in a Supplemental Information for Historic Resource Determination form prepared by Tony Riley (dated July 2013), information found in the Planning Department files, and research conducted on the Cow Hollow neighborhood, Preservation staff finds that the subject building is not eligible for listing on the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The street grid for the Cow Hollow area was first platted during the 1850s as a result of the Van Ness Ordinance, which created a large addition to the city boundaries known as the "Western Addition." This legislation also reserved several squares for public use, including Alta Plaza, Lafayette Park, Lobos Square and Hamilton Square. During this period, the primary route to the Cow Hollow area was provided by the Presidio Road, developed by the military during the 1840s with an alignment roughly following today's Filbert and Greenwich streets.

From the 1850s through the 1870s the area remained far removed from the more populous areas of the city and was used primarily for agriculture. The 1869 U. S. Coastal Survey map of San Francisco shows that the Presidio Road remained the primary transportation route to the area, although a trail had also been developed running south from the Presidio Road to access a small cluster of houses located near Baker and Vallejo Street. Another path followed the alignment of Lyon Street south to Union Street before looping into the Presidio. Within the greater Cow Hollow area, only a few dozen buildings are shown, most of which were located in proximity to the Presidio Road. These include a small cluster of buildings located at "Harbor View," a bath house and recreational resort opened in the 1860s in what is today the Marina neighborhood.

The primary catalyst for sustained development of the Cow Hollow area was the introduction of street railroads, which dramatically reduced travel times to and from downtown San Francisco. The principal line serving Cow Hollow was the Presidio & Ferries Railroad, which opened in 1880. This was a multi-modal line which included a cable car running out Union Street to Steiner. There, it connected to a steam-powered train which ran west on Scott before turning north to Greenwich and then west into the Presidio. The line was converted to electric streetcars following the 1906 Earthquake.

Sanborn maps from 1893 indicate that much of the neighborhood west of Steiner remained unimproved, with few blocks more than five or ten percent developed. By contrast, the blocks east of Steiner were thickly built up, largely with single-family dwellings. Pockets of more concentrated development also existed along the northern edge of the neighborhood, including semi-contiguous rows of single-family dwellings located along Greenwich Street. These likely represented working-class dwellings associated with a number of industrial facilities which had been established in proximity to San Francisco Bay, including breweries, a distillery, a lumber yard and planing mill, and various other works. At least one large plant nursery also remained in the area. Overall, relatively few pre-1895 buildings survive in Cow Hollow. They include wood-frame vernacular dwellings, as well as scattered examples of Italianate, Stick-Eastlake, Queen Anne, Shingle (or First Bay Region) and Colonial Revival style residences.

By 1905, the eastern portions of the neighborhood had experienced considerable construction activity, particularly along Greenwich, Union, Filbert and Green streets. Development in the western portion of Cow Hollow, though, remained relatively restrained. The neighborhood largely escaped damage during the 1906 Earthquake and Fire, and after the disaster a brief period of punctuated infill occurred as displaced residents relocated to the area. More numerous, however, are buildings constructed during the 1910s. Many of these were associated with the development of the Panama Pacific International Exhibition (PPIE), opened in 1915 in what is today the Marina District. Construction for the PPIE began in 1912, and included widespread filling of the tidal marshlands, as well as the removal of nearly all buildings north of Chestnut Street. This period also appears to be associated with a fair amount of redevelopment, as older buildings—particularly small working-class housing in the lower portions of Cow Hollow—were demolished for the construction of new dwellings designed for the middle class.

Cow Hollow experienced another significant period of growth during the 1920s, as San Francisco and the rest of the United States participated in a sustained building boom. This period also coincided with the redevelopment of the PPIE grounds as the Marina neighborhood, with Mediterranean Revival style designs becoming dominant in both Cow Hollow and the Marina. Likewise, this period marks a distinct break in cladding materials, with stucco (versus wood) cladding becoming near universal. By the end of the 1920s, the neighborhood was largely built out.

Aside from various infill projects during the 1930s, the neighborhood remained largely unchanged until circa 1950, when areas along Lombard Street were increasingly redeveloped with commercial properties oriented toward automobile traffic. This was a direct result of Lombard Street serving as one of the primary access routes to the Golden Gate Bridge, which had been completed in 1936. Residential redevelopment also occurred in piecemeal fashion during the 1950s through the 1980s, although the essential character of the neighborhood continues to reflect its early 20th century (circa 1900 to 1930) build out.

The first Sanborn fire insurance maps showing the subject block were produced in 1893 and indicate that it then featured four buildings, all of which were located on the west side of Greenwich Street. These included the Queen Anne style mixed-use building that remains standing at 2803 Greenwich Street. By 1899, the entire street frontage along the west side of Greenwich had been built out, primarily with one-story commercial buildings, although only a single lot had been developed elsewhere on the block. It appears likely that these commercial buildings were developed because of their proximity to both the Presidio & Ferries Railroad line, as well as the soldiers stationed nearby at the Presidio.

Research performed by Preservation staff indicates that the building was originally occupied by Antone Petersen and used as a combination laundry and residence. (Mr. Petersen, as well as later owners and occupants of the property, are discussed at length under Criterion 2.) On the 1905 Sanborn map, the subject property is shown as a two-story building, with a steam laundry located on the first floor. A one-story wing at the rear of the building included a water boiler engine, while a water tower was located adjacent. A detached stable addressed as 2829½ Baker Street was also located along the rear property line. At that time, the building appears to have occupied a sixty-five-foot-wide lot, with one hundred feet of depth.

In 1913, Sanborn maps show a similar layout for the subject property, and the building is noted as having "Irons heated by gas." The overall development pattern of the subject block is likewise little changed from 1905. Development remained concentrated along Greenwich and Baker streets, with only a few properties located along Lyon or Filbert streets. Of interest, one of these included a new Chinese Laundry located at 2830 Lyon Street (no longer extant).

The property continued to operate as both a laundry and residence through at least the early 1920s. A building permit from 1923, however, discusses raising the "store floor to make 9 ft in the clear," as well as installing all new partitions on the lower floor and inserting a light well. Based on subsequent city directory listings, this appears to mark the building's conversion into a two-unit residence.

In 1928, the building's original sixty-five-foot-wide lot appears to have been split to allow for construction of an apartment building at 2823 Baker Street. Conversely, by 1938, aerial photographs indicate that the subject lot had been expanded seventy-five feet to the west, apparently through the purchase of merger of portions of the rear lots of 2809-2813 Greenwich Street. The 1938 aerial photo also shows the present configuration of buildings on the property, with a garage toward the middle rear of the lot, and another garage along the rear property line. As discussed earlier in this report, one of these garages may have incorporated the stable earlier addressed as 2829½ Baker Street, but there is no documentation to confirm this.

Following World War II, very little new development occurred on the subject block. In 1951 a Modern style apartment building was constructed at the northwest corner, while two older properties were redeveloped with new structures in 1983 and 2005, respectively.

Considered as a whole, 2829-2831 Baker Street does not appear to be associated with significant events such that it would be individually significant under the Criterion. It is not the first or oldest building on the subject block, nor does its use as a laundry and residence appear individually significant within the context of the Cow Hollow neighborhood. The subject block also does not appear significant under Criterion 1 as a potential historic district. While a number of buildings were constructed prior to 1920, their construction does not demonstrate any specific or important aspect of the neighborhood's overall development.

It is therefore determined that 2829-2831 Baker Street is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1. However, this finding does not preclude the identification of other individual buildings or potential historic districts in the Cow Hollow area as significant under this Criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past. The Supplemental Information for Historic Resource Determination form submitted by Tony Riley did not include any documentation regarding the property's early ownership history. Research performed by Preservation staff using historic block books and newspapers indicates that in 1901 the subject property was part of a much larger lot owned by Charlotte O'Malley. This lot included frontage on both Baker and Greenwich streets, and O'Malley also owned three other individual lots on the block.

The 1906 block book shows that the subject property was owned by Albert Meyer, who appears to have assumed ownership of all of Charlotte O'Malley's holdings on the block. Mr. Meyer was a Director of the Hawaiian Commercial & Sugar Company, as well as a prominent banker. However, it may be that Mr. Meyer simply held the mortgage on the lot, as the *San Francisco Call* of March 14, 1908 shows Mr. Meyer as selling six lots on the subject block back to Charlotte O'Malley. In 1909, the block book shows the subject property was held by yet another owner, the California Safe Deposit and Trust Company.

The first occupant of the subject property was Antone P. Petersen (1872-1965). A native of Prussia, Petersen immigrated to the United States in 1887. He is listed as residing at the property in the 1906 city directory, and the 1910 Census shows that he shared the building with his wife Ida, two sons, and several in-laws. These included his sister-in-law, Tinnie Tonneson, who was connected with an attempted murder-suicide at the building. The *San Francisco Call* of January 5, 1910 reports that James Allen Roberts, a streetcar conductor, fired four shots at his "sweetheart" Tinnie Tonneson and then "killed himself in her home at 2829 Baker Street."

City directories indicate that Petersen and his family continued to occupy the building through 1917, at which time various other residents begin to be listed at 2829 Baker Street. These included Samuel and Helen Riley (1918), and Frank Hrencher, a foreman with the Great Western Smelting and Refining Company (1920). Presumably, Petersen and the other occupants all rented the building from an absentee owner.

By 1923, the property appears to have been purchased by Herbert R. Riemer, who is listed as owner on the building permit application converting the building into a two-unit residence. Riemer was an advertising agent early in his career, and by 1917 had opened his own company, Riemer-Ruether Advertising—later Riemer Advertising Co. Between 1917 and 1926, Riemer lived two blocks away from the subject property at 2666 Baker Street. He subsequently moved to 950 Bay Street and worked as salesman for Foster & Kleiser Co., an outdoor advertising company.

The conversion of 2829-2831 Baker Street into a two-unit residence is confirmed by the city directory of 1923, which shows both La Vern Green, a salesman, and Arthur H. Garland of Bond, Goodwin & Tucker, as residing at 2831 Baker Street. From this period forward, the building was rented by a succession of tenants, most of whom stayed less than three years. Longer term tenants included the following:

- Grace M. Smith (no occupation listed) at 2829 Baker Street from 1942-1949
- Nancy O'Neal (no occupation listed) at 2829 Baker Street from 1975-1981
- Robert C. & Lola Benson (plant engineer at Foster & Kleiser Co.) at 2831 Baker Street from 1938-1946
- James J. Gregg (no occupation listed) at 2831 Baker Street from 1972-1982

In 1977 the property was sold to Gloria Pugliesi. Then a widow, Pugliesi had earlier lived in the building with her husband Julio Pugliesi, a carpenter, from 1955 to 1956. Gloria Pugliesi continued to own the building as a rental property until 2007, when it was sold to Jean-Pierre Guittard, the current owner.

Based on this research, the building is most closely associated with Antone P. Petersen, who was its original occupant and operated the laundry on the ground floor through at least 1917. Research has not demonstrated, however, the Antone Petersen is a significant figure in San Francisco or California history. Likewise, none of the other owners or occupants listed above appear to be important to local, state or national history such that the property would be eligible for historic listing under this criterion.

It is therefore determined that 2829-2831 Baker Street is not eligible for listing in the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

2829-2831 Baker Street was constructed in 1904. Research did not locate a historic photo of the property, but based on its massing and angled bay window, the property was likely constructed in a vernacular interpretation of the Classical Revival style often described as "Edwardian" for its association with the Edwardian era of the British Monarchy (1901-1910). In 1923, the laundry on the ground floor was converted into a residential unit. At an unknown date, the building was altered with Mediterranean Revival style influences. This included the application of stucco cladding on the primary facade and red clay tiles at the roofline.

Given that all three building on the subject lot incorporate Mediterranean Revival style design influences, it is likely that the main building and garages were all altered at the same time. This may have occurred in conjunction with the documented alterations in 1923, as the Mediterranean Revival style was then emerging as one of the most popular choices for new construction in San Francisco. Likewise, the growing popularity of the private automobile during the 1920s led to the widespread construction of private garages.

In its present state, the building is unable to convey association with its original construction as a mixed-use, Edwardian era building. Its storefront has been removed, as have structures associated with its use as a laundry. It also does not appear to be a good or notable example of a building that has been altered with Mediterranean Revival style influences. Similar alterations were made throughout San Francisco during the 1920s and 1930s as owners sought to update their buildings according to the latest taste. Generally speaking, these types of alterations were carried out with a limited budget and rarely convey high artistic values. Thus, the building does not appear individually eligible for listing in the California Register under Criterion 3, either for its original architecture or for its alterations.

The building also does not appear to be part of a potential historic district. While the subject block face includes a number of Mediterranean Revival style buildings—including at least two others with alterations similar to the subject property—the area does not appear to have sufficient architectural interest or cohesion to warrant recognition as a historic district. As with 2829-2831 Baker Street, most of these buildings are not distinguished examples of their type or period, nor do they possess high artistic values. The pattern of building setbacks is likewise not consistent, nor is the scale.

It is therefore determined that 2829-2831 Baker Street is not eligible for listing in the California Register under Criterion 3, either individually or as a contributor to a potential historic district. However, this finding does not preclude determining that other buildings, or groupings of buildings, in the neighborhood are eligible for listing under this Criterion.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that 2829-2831 Baker Street is not eligible for listing in the California Register under Criterion 4.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

2829-2831 Baker Street is not significant under any of the California Register criteria discussed above. Therefore, an analysis of integrity is not warranted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

2829-2831 Baker Street is not significant under any of the California Register criteria discussed above. Therefore, a discussion of character defining features is not warranted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, Senior Preservation Planner

Date: 12-24-2014

cc: Vinaliza Byrd, Environmental Division/ Historic Resource Impact Review File



2829-2831 Baker Street primary and south façades (Google Maps)



Satellite view west of 2829-2831 Baker Street (Google Maps)



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GOVERNMENT
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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
326 Prospect Ave.		5672/005	
Case No.	Permit No.	Plans Dated	
2014.1323E		7/27/2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Third-story addition to existing two ^{one} story single-family residence.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an Environmental Evaluation Application is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an Environmental Evaluation Application is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

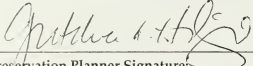
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

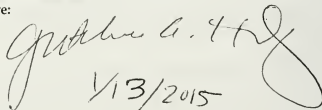
Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): per PTR form dated 1/12/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):  1/13/2015	
Preservation Planner Signature: _____	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: <u>Gretchen A. Hilyard</u> Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature:  1/13/2015
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date: Date of Form Completion 12/31/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	326 Prospect Avenue	
Block/Lot:	Cross Streets:	
5672/005	Kingston Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.1323E

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 7/27/2014

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information Form prepared by Phoebe Goodman Bressack (dated 10/9/2014).	
Proposed Project: Third story addition to existing single-family residence.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:		Period of Significance:	
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS: According to the Supplemental Information Form for Historic Resource Determination prepared by Phoebe Goodman Bressack (dated October 9, 2014) and information found in the Planning Department files, the subject property at 326 Prospect Avenue contains a 1-story, wood frame single-family residence designed in a Vernacular interpretation of the Craftsman architectural style. The building was constructed in 1908 by an unknown architect/builder. The subject property is located in the Bernal Heights neighborhood of San Francisco. Permit records for the property are inconclusive regarding alterations. Visual inspection reveals that a series of additions were constructed at the rear of the residence sometime in the late 20th century. No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a non-descript example of a Vernacular style single-family residence with some characteristics of the Craftsman style. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. The subject property is not located within the boundaries of any identified historic districts. The subject property is located in the Bernal Heights neighborhood on a block that exhibits a variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings. Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.
--

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Smade</i>	<i>1-12-2015</i>

330



ADJACENT
KELGABOE

326 PROSPECT
FRONT ELEVATION

ATLANTIC





SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

FEB - 8 2015

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PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2528 Union St.		0945/012	
Case No.	Permit No.	Plans Dated	
2014.1006E		5/7/14	
☐ Addition/ Alteration	☒ Demolition (requires HRER if over 45 years old)	☒ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demolition of three-story single-family home and construction of four-story single-family home			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an Environmental Evaluation Application is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an Environmental Evaluation Application is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maheer program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maheer layer).</i>
☒	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)</i>
*If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	
Archeo clearance.	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☒	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: <u>1/5/2015</u> (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: <u>Allison Vanderlice</u>	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.
☒	No further environmental review is required. The project is categorically exempt under CEQA.
Planner Name: <u>Allison Vanderlice</u> Project Approval Action: <u>Select One Planning Commission hearing</u> *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: <u>Allison Vanderlice</u> <u>1/15/2015</u>
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date January 5, 2015
Case No.: 2014.1006E
Project Address: 2528 Union Street
Zoning: RH-1 (Residential, House, One-Family)
40-X Height and Bulk District
Block/Lot: 0945/012
Staff Contact: Allison Vanderslice, Preservation Planner
(415) 575 - 9075
allison.vanderslice@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The subject parcel is located on the north side of Union Street between Divisadero and Scott streets in the Cow-Hollow area of the Marina neighborhood. The property is located within a RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District.

2528 Union Street was constructed c. 1897 based on historical maps and water tap records. The original owner was William H. Hollis and the original architect is not known. At that time, the building was a one-story-over-basement residence with a canted bay and open porch and entrance on the primary façade. Currently, the subject property is a two-story-over-basement, single-family residential building with a front rectangular bay, projecting garage, and side entrance and has undergone multiple rounds of alterations. The property was purchased by Margaret Farr, wife of master architect Albert Farr in 1906. The Farr family lived at the house from 1906-1907 and Albert Farr used the house as his architectural office during this post-Earthquake reconstruction period. The Farr family continued to own the property until 1924, however, during most of this period the Farr family lived in the East Bay. Farr established his long term office at 68 Post Street by 1909.

During the Farr family ownership, and apparently by Farr's design, the subject property was remodeled, likely from a Victorian to a Tudor-style residence, which Farr was known for at the time. This included a complete remodel of the primary façade, including construction of the existing two-story rectangular bay, recladding, and reconfiguring the interior. Research was not able to determine exactly when Farr undertook the remodel but based on Sanborn maps, the remodel occurred between 1905 and 1913.

In 1926, a garage was added for the new owner, Samuel V. Seddon. In 1929, master architect William Wurster completed another remodel of the subject property, this included the following changes:

- o Construction of a projecting garage addition off the primary façade,
- o Reconfiguring the primary entrance and moving it to the side,
- o Blinding of casement window and window replacement on the primary façade, and
- o Removal/obscuring of Tudor-style detailing on primary façade.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in c. 1897).

Neighborhood Context and Description

The majority of buildings on this block of Union Street were constructed between 1890 and 1910, with several buildings constructed from the late 1910s to mid-1930s and one constructed in 2006. The area is residential and consists primarily of large single-family homes and flats in Victorian, First Bay Tradition and a variety Period Revival styles. The Cow Hollow neighborhood saw limited developed before the late nineteenth century and the area was comprised mainly of dairy farms, tanneries, grazing land, and windswept dunes. Beginning in the 1880s, the neighborhood's proximity to the downtown and the extension of graded streets and a cable car line along Union Street brought increased development to the area. The area was largely built out by the late 1920s when the growing use of automobiles improved accessibility from the downtown area. The Stock Market Crash of 1929 halted almost all development in the neighborhood.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☒ Yes ☐ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1906-1907	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Historic Resource Evaluation (HRE) report for 2528 Union Street by Page & Turnbull (dated September 10, 2014), the HRE memo by Page & Turnbull (dated December 9 2014), and a review of Planning Department records, staff finds that the subject building is individually significant under Criterion 2 for its association with master architect Albert Farr and his use

of the house as his architecture office immediately following the 1906 Earthquake and Fire. However, the subject property has undergone multiple rounds of alterations and does not appear to retain its historical integrity. The subject property is outside of the eligible Pacific Heights historic district and this area of Cow Hollow, as outlined in the HRE for the subject property, lacks the cohesion necessary to be considered a potential historic district. Therefore, the subject building is not eligible for inclusion on the California Register and does not contribute to an eligible historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The subject property is not specifically associated with any historically significant events either directly linked to the building or to the immediate group of nearby buildings. Constructed in 1897, the building was built during the initial wave of Cow Hollow neighborhood development and is one of eight buildings constructed on the subject block during the 1890s. This residence does not appear to be significant in the development of the neighborhood nor does it appear to be associated with any significant events or trends in the local area or San Francisco generally. Therefore, staff finds that the subject property is not associated with any historically significant events and is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Based on the HRE and the HRE memo for the subject property, Albert Farr used the subject property as his office from 1906 to 1907. During this period, Farr designed primarily commercial properties, which was an unique period in his primarily residential career and responded directly to the 1906 Earthquake and Fire. Examples of his work during this period consist of 533 Second Street, 346-350 Kearny Street, 616 Grant Street, and 708-710 Sansome Street, all identified historical resources. By 1909, Farr moved to his long term office at 68 Post Street, which is longer extent. Based on research by Page and Turnbull and Department staff, the subject property is Farr's only extent office and certainly his only extent office in San Francisco. While the Farr family continued to own the property and resided there again briefly before selling the property in 1924, it is Farr's use of the property as his office during his post-Earthquake reconstruction work that is found to be significant under Criterion 2 during 1906 to 1907.

The remaining owners and occupants associated historically with the building do not appear to be historically significant.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Based on the HRE report, the original architect was not identified. Between 1905 and 1913, the subject property was remodeled following the designs of the Albert Farr. In 1929, master architect William Wurster remodeled the front facade of the subject building including moving the garage forward and reconfigure the front entry. Additional later alterations consisted of replacement of windows, doors, and removal of architectural details on the primary facade. While both Farr and Wurster qualify as master architects, the subject property appears to be a mix of styles and alterations and is not representative of their significant work. Due to several rounds of alterations, the subject building is not a notable example of a period, type, style, or method of construction. Therefore, the subject property is not significant under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.
The subject building is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☐ Retains	☒ Lacks	Feeling:	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	Materials:	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

The subject property was found to be significant for its association with Farr and his use of the subject property as his office during a significant and unique period of his career after the 1906 Earthquake and Fire. Due to alterations after 1908, however, the property lacks integrity. Due to addition of the garage, reconfiguring the primary entrance from the front to the side of the building, removal of windows on the primary façade, removal of architectural details on primary façade, replacement of all windows dating to the POS on primary façade, and addition of new materials, such as brick to the primary façade, the subject building lacks integrity of design, workmanship, materials, feeling, and association.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 2528 Union Street was determined not to retain its integrity and is therefore not eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*

Tina Tam, Senior Preservation Planner

Date: 1-12-2015

IMAGE



Source: Page & Turnbull, 2014.



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

FEB - 9 2015

SAN FRANCISCO
PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
ExteNet Wireless Facilities on Utility Poles North of Market St.		N/A
Case No.	Permit No.	Plans Dated
2014.1274E		N/A
☐ Addition/ Alteration	☐ Demolition (requires HIRER if over 45 years old)	☒ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Install wireless telecommunications facilities on 43 wooden utility poles in the public right-of-way in residential neighborhoods north of Market Street. Replace 36 of the 43 poles with poles that are 3 to 20 feet taller than the existing poles. The wireless facilities at each site would comprise one antenna on top of each pole and two radio relay unit (MRRU) equipment boxes, a meter box, and a shut-off switch mounted on the side of each pole. The purpose of project is to provide enhanced Verizon Wireless service via a distributed antenna system (DAS) network. See attached list of project sites.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☐	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☒	Class 3(d) - construction and location of limited numbers of new, small communications facilities; Class 2 - replacement of existing facilities.

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the

	<i>Maheer program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maheer layer).</i>
☒	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)</i>
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Archeo clearance	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

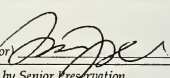
☒	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Other work that would not materially impair a historic district (specify or add comments): see attached memo (Requires approval by Senior Preservation Planner/Preservation Coordinator) 
☐	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): see attached memo	
Preservation Planner Signature: Allison K. Vanderslice San Francisco Planning Department 11/11/2014 10:00 AM	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: <u>Jeannie Poling</u>	Signature:  11/15/15
	Project Approval Action: <u>DPW Final Approvals</u> Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		



SAN FRANCISCO PLANNING DEPARTMENT

Date: January 13, 2014
To: Jeanie Poling, Environmental Planning
From: Allison Vanderslice, Preservation Planner
(415) 575-9075
allison.vanderslice@sfgov.org
Re: ExteNet Facilities on Utility Poles North of Market Street
Case No. 2014.1274E

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

The purpose of this memo is to acknowledge that the addition of seven ExteNet facilities on existing wooden poles and the replacement of 36 existing wooden poles with 3 – 20 feet taller wooden poles to accommodate Verizon facilities in a proposed total of 43 North of Market Street locations will not impact any historical resources. The wooden poles to which the antennas and equipment would be attached are not identified or potential historical resources. The wooden poles that would be replaced are not identified or potential historical resources, and a review of Department records and a photograph survey shows that no identified or potential historical resources are attached to these wooden poles. Furthermore, the proposed installation would not remove or damage any streetlights or other equipment on the existing poles that may be an historical resource. The equipment installed on existing poles is removable and therefore would not cause any permanent change to the existing landscapes. The 36 poles that are being replaced are generally minimally taller, constructed of the same materials, and would stand in the same location as existing poles. Therefore, there would be minimal visual impact to the character or setting of any potential historic districts or nearby historical resources.

One of the 36 proposed replacement pole locations falls within the Chinatown National Register Historic District at 890 Jackson Street (0179/016). The proposed pole height increase at this location is approximately 6 feet. Review of this location did not identify any potential impact to district contributors or character-defining features of the identified historic district. The Department finds the proposal not to be a significant adverse impact to the above District.

It is the understanding of the Department that no poles will be replaced and no equipment will be placed on poles adjacent to individual Landmarks or within any Landmark or Conservation districts.

For these reasons, the proposed equipment installation and wooden pole replacement would not directly or indirectly affect known or potential historic resources in a manner that is considered a significant impact.

cc: Tina Tam, Senior Preservation Planner

Attachment to CEQA Categorical Exemption Determination
ExteNet Wireless Facilities on Utility Poles North of Market St. - 2014.1274E

Facility Sites		
ExteNet Node ID	Nearest Address	Pole to be Replaced?
67	1950 Kearny St.	Yes
76B	1348 Columbus Ave.	Yes
86B	2147 Mason St.	Yes
87	539 Francisco St.	Yes
91B	999 Lombard St.	Yes
92	751 Lombard St.	Yes
101	1608 Powell St.	No
113	1025 Sansome St.	Yes
117	708 North Point St.	Yes
123	822 Greenwich St.	Yes
124	756 Chestnut St.	Yes
126	900 Chestnut St.	Yes
132B	2215 Leavenworth St.	Yes
136B	1116 Greenwich St.	Yes
138	1620-1624 Leavenworth St.	Yes
139	1487 Greenwich St.	Yes
141C	2565 Larkin St.	No
142	24 Valparaiso St.	Yes
144B	935 Filbert St.	Yes
148	1932 Taylor St.	Yes
149	2151 Jones St.	Yes
152	1381 Filbert St.	Yes
156	2363 Van Ness Ave.	No
157	1379 Vallejo St.	Yes
158	1294 Vallejo St.	Yes
159	826 Vallejo St.	Yes
167	890 Jackson St.	Yes
168	1101 Washington	No
182	1447 Powell St.	Yes
193	875 Lombard St.	Yes
198	1085 Greenwich St.	Yes
199	1050 Filbert St.	Yes
200	1154 Filbert St.	Yes
202	1267 Green St.	Yes
207	1456 Leavenworth St.	Yes
213	1516 Hyde St.	Yes
214	1435 Larkin St.	Yes
217	1250 Hyde St.	No
220	1090 Jackson St.	No
221	1175 Washington St.	Yes
226	1400 Washington St.	Yes
231	1590 Washington St.	No
292	169 Willow St.	Yes



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
ExteNet Wireless Facilities on Utility Poles North of Market St.		N/A
Case No.	Permit No.	Plans Dated
2014.1274E		1/5/15
☐ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction ☒ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Install wireless telecommunications facilities on 43 wooden utility poles in the public right-of-way in residential neighborhoods north of Market Street. Replace 36 of 43 poles with poles that are 3 to 30 feet taller than the existing poles. Each facility would comprise one antenna on top of each pole and two equipment boxes, a meter box, and a shut-off switch on the side of each pole. See attached list of project sites.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☐	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☒	Class 3(d) – construction and location of limited numbers of new, small communications facilities; Class 2 – replacement of existing facilities.

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA CateX Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☐	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☐	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☐	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: _____	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☐	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name:	Signature:
	Project Approval Action: Select One If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
2014.1274E		
Plans Dated	Previous Approval Action	New Approval Action
1/5/15		
Modified Project Description:		
Seven additional project sites. See attached list.		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☒	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:
	Jean Poling Digitally signed by Jean Poling DN: cn=Jean Poling, o=San Francisco Planning Department, email=jean.poling@sfdph.org, c=US

ExteNet node ID	Nearest street address	Pole type	Block- Lot
119B	2500 Leavenworth	JPA	0044/005
125B	2414 Jones St	JPA	0050/009
143H	1945 Hyde St	JPA	0123/093
145B	1848 Mason St.	JPA	0101/023
147B	756 Green St	JPA	0118/020
191C	600 Chestnut St	JPA	0051/037
83A	2400 Taylor St	JPA	0042/022



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
ExteNet Wireless Facilities on Utility Poles North of Market St.		N/A	
Case No.	Permit No.	Plans Dated	
2014.1274E		N/A	
☐ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☒ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Install wireless telecommunications facilities on 43 wooden utility poles in the public right-of-way in residential neighborhoods north of Market Street. Replace 36 of the 43 poles with poles that are 3 to 20 feet taller than the existing poles. The wireless facilities at each site would comprise one antenna on top of each pole and two radio relay unit (MRRU) equipment boxes, a meter box, and a shut-off switch mounted on the side of each pole. The purpose of project is to provide enhanced Verizon Wireless service via a distributed antenna system (DAS) network. See attached list of project sites.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☐	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☒	Class 3(d) - construction and location of limited numbers of new, small communications facilities; Class 2 - replacement of existing facilities.

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone)? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☒	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Archeo clearance	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☒	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Other work that would not materially impair a historic district (specify or add comments): see attached memo <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> 
☐	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): see attached memo	
Preservation Planner Signature: Allison K. Vanderslice San Francisco Planning Department	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Jeanie Poling	Signature: 
	Project Approval Action: Select One <u>DPW Final Approval</u> *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		



SAN FRANCISCO PLANNING DEPARTMENT

Date: January 13, 2014
To: Jeanie Poling, Environmental Planning
From: Allison Vanderslice, Preservation Planner
(415) 575-9075
allison.vanderslice@sfgov.org
Re: ExteNet Facilities on Utility Poles North of Market Street
Case No. 2014.1274E

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

The purpose of this memo is to acknowledge that the addition of seven ExteNet facilities on existing wooden poles and the replacement of 36 existing wooden poles with 3 – 20 feet taller wooden poles to accommodate Verizon facilities in a proposed total of 43 North of Market Street locations will not impact any historical resources. The wooden poles to which the antennas and equipment would be attached are not identified or potential historical resources. The wooden poles that would be replaced are not identified or potential historical resources, and a review of Department records and a photograph survey shows that no identified or potential historical resources are attached to these wooden poles. Furthermore, the proposed installation would not remove or damage any streetlights or other equipment on the existing poles that may be an historical resource. The equipment installed on existing poles is removable and therefore would not cause any permanent change to the existing landscapes. The 36 poles that are being replaced are generally minimally taller, constructed of the same materials, and would stand in the same location as existing poles. Therefore, there would be minimal visual impact to the character or setting of any potential historic districts or nearby historical resources.

One of the 36 proposed replacement pole locations falls within the Chinatown National Register Historic District at 890 Jackson Street (0179/016). The proposed pole height increase at this location is approximately 6 feet. Review of this location did not identify any potential impact to district contributors or character-defining features of the identified historic district. The Department finds the proposal not to be a significant adverse impact to the above District.

It is the understanding of the Department that no poles will be replaced and no equipment will be placed on poles adjacent to individual Landmarks or within any Landmark or Conservation districts.

For these reasons, the proposed equipment installation and wooden pole replacement would not directly or indirectly affect known or potential historic resources in a manner that is considered a significant impact.

cc: Tina Tam, Senior Preservation Planner

Attachment to CEQA Categorical Exemption Determination
ExteNet Wireless Facilities on Utility Poles North of Market St. - 2014.1274E

Facility Sites		
ExteNet Node ID	Nearest Address	Pole to be Replaced?
67	1950 Kearny St.	Yes
76B	1348 Columbus Ave.	Yes
86B	2147 Mason St.	Yes
87	539 Francisco St.	Yes
91B	999 Lombard St.	Yes
92	751 Lombard St.	Yes
101	1608 Powell St.	No
113	1025 Sansome St.	Yes
117	708 North Point St.	Yes
123	822 Greenwich St.	Yes
124	756 Chestnut St.	Yes
126	900 Chestnut St.	Yes
132B	2215 Leavenworth St.	Yes
136B	1116 Greenwich St.	Yes
138	1620-1624 Leavenworth St.	Yes
139	1487 Greenwich St.	Yes
141C	2565 Larkin St.	No
142	24 Valparaiso St.	Yes
144B	935 Filbert St.	Yes
148	1932 Taylor St.	Yes
149	2151 Jones St.	Yes
152	1381 Filbert St.	Yes
156	2363 Van Ness Ave.	No
157	1379 Vallejo St.	Yes
158	1294 Vallejo St.	Yes
159	826 Vallejo St.	Yes
167	890 Jackson St.	Yes
168	1101 Washington	No
182	1447 Powell St.	Yes
193	875 Lombard St.	Yes
198	1085 Greenwich St.	Yes
199	1050 Filbert St.	Yes
200	1154 Filbert St.	Yes
202	1267 Green St.	Yes
207	1456 Leavenworth St.	Yes
213	1516 Hyde St.	Yes
214	1435 Larkin St.	Yes
217	1250 Hyde St.	No
220	1090 Jackson St.	No
221	1175 Washington St.	Yes
226	1400 Washington St.	Yes
231	1590 Washington St.	No
292	169 Willow St.	Yes



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
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JUN 01 2015

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Certificate of Determination Exemption from Environmental Review

Case No.: 2014.0655E
Project Title: 3751-3753 20th Street
Zoning: RH-2 (Residential - House, Two Family) Use District
40-X Height and Bulk District
Block/Lot: 3607/066
Lot Size: 2,850 square feet
Project Sponsor: Shane Cunyn, Matarozzi Pelsinger Builders
(415) 652-3174
Staff Contact: Laura Lynch - (415) 575-9045
Laura.lynch@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Information:
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PROJECT DESCRIPTION:

The project site is located on the southern side of 20th Street, mid-block on a block bounded by Liberty, Guerrero, Dolores and 20th Streets, in San Francisco's Mission District and the Liberty Hill Historic District. The existing site contains a 2,347 square foot (sf), 52-foot-tall, three-story, two-unit residential building, constructed prior to 1900. The existing building provides no off-street parking spaces. The proposed project would involve a three-story horizontal addition at the rear of the property, two additional levels below grade and structural upgrades. The project would add approximately 4,800 sf to the existing building resulting in an approximately 7,200 sf, two-unit residence and three off-street parking spaces. No additional residential units would be created. The proposed horizontal addition would not extend past the existing roofline; therefore, the height would not increase.

EXEMPT STATUS:

Categorical Exemption, Class 32 (California Environmental Quality Act (CEQA) Guidelines Section 15332)

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah B. Jones
Environmental Review Officer

January 15, 2015
Date

cc: Shane Cunyn, Project Sponsor
Richard Sucre, Current Planning/ Historic Preservation

Supervisor Scott Wiener, District 8
Virna Byrd, M.D.F.
Historic Preservation Distribution List

PROJECT DESCRIPTION (CONTINUED):

The 25-by-113-foot project site is on an approximately 22 percent slope, with the rear property line approximately 25 feet higher in elevation than the front property line. The structure is supported by a brick retaining wall and concrete stairs at the front of the property and a concrete retaining wall at the rear of the property.

The proposed project includes the following elements: (1) a two-story, partial below grade addition including a new three car garage at the ground floor; (2) a three-story horizontal addition at the rear, with no change to the existing building height; (3) the removal of the existing second story deck located at the rear of the property; and (4) façade alterations that would include the in-kind replacement of existing wood windows, the insertion of two dormer windows, and the addition of a new garage opening and curb cut. The proposed project would include creating an opening in the existing retaining wall at the front of the property to provide vehicle access to the proposed garage.

The proposed below grade addition would involve excavation to a maximum depth of 25 ft and approximately 1,570 cubic yards of soil disturbance, which would include soil removal. The proposed construction of the rear yard would consist of 16-inch concrete retaining walls on the east, south, and west sides of the property. In addition, a 12-inch concrete retaining wall would be constructed on the north side.

Approval Action: The proposed project requires a Certificate of Appropriateness per Planning Code Article 10 and is subject to notification under Section 311 of the Planning Code. If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. If no Discretionary Review is requested, the issuance of a building permit by the Department of Building Inspection is the Approval Action.

REMARKS:

Infill Development. California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

- a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The San Francisco General Plan, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The proposed project would not conflict with any such policy, and would be consistent with the San Francisco General Plan and with applicable zoning designations. The site is located within the RH-2 zoning district, where the proposed size, use and density would be permitted. The rear yard requirement for the subject property is 45 percent of the lot depth, but may be reduced to the average of the locations of rear walls of the two adjacent buildings; the proposed rear yard would be consistent with this requirement and with all other applicable zoning plans and policies.

- b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The 0.065-acre (2,848 sf) project site is located within a fully developed area of San Francisco, consisting of low to medium density residential uses. Thus, the proposed project would be properly characterized as in-fill development on a site less than five acres, surrounded by urban uses.

- c) *The project site has no habitat for endangered, rare, or threatened species.*

The 2,848 sf project site is within a fully developed urban area and contains a single building. The open space at the front and rear of the lot does not contain substantial vegetation. Therefore, the project site has no habitat for rare, threatened, or endangered species.

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic. The proposed project would add 4,764 sf to an existing 2,347 sf, two-unit residence with no increase in residential units. Based on the residential trip generation rates in the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed project would generate no additional PM peak-hour vehicle trips. During the 12 month project construction period, there would be an increase in truck traffic near the project site. Due to their temporary and limited duration, construction-related impacts on traffic would not be considered significant.

Noise. An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The proposed project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. Although some increase in noise would be associated with the construction phase of the project, such occurrences would be limited to certain hours of the day and would be temporary in nature. Thus, no significant noise impacts would be associated with the proposed project.

Project construction would temporarily and intermittently increase noise and possibly vibration levels around the project site and may be considered an annoyance by occupants of nearby properties. Noise and vibration levels over the estimated 12 month construction period would fluctuate depending on the construction phase, equipment type and duration of use, distance between noise source and listener, and presence or absence of barriers. Construction noises associated with the proposed project would include excavation, truck traffic, and finishing. Of these, excavation, and site work would likely generate the most construction-related noise.

Throughout the construction period there would be truck traffic to and from the site, hauling away excavated materials and debris, or delivering building materials. It is anticipated that the construction hours would be between 7AM and 5PM during the week, with possible limited work during weekends.

The San Francisco Noise Ordinance (Article 29 of the Police Code) regulates construction-related noise. The ordinance requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 dBA (A-weighted decibels) at a distance of 100 feet from the source. Impact tools, such as jackhammers, must have both the intake and exhaust muffled to the

satisfaction of the Director of the Department of Public Works or the Director of Building Inspection. Section 2908 of the Ordinance prohibits construction work between 8:00 p.m. and 7:00 a.m., if noise would exceed the ambient noise level by five dBA at the project property line, unless a special permit is authorized by the Director of Public Works or the Director of Building Inspection. The project must comply with regulations set forth in the Noise Ordinance. These measures which are required by law would reduce construction noise effects on nearby residents.

Air Quality. In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO₂), sulfur dioxide (SO₂) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The Bay Area Air Quality Management District (BAAQMD) has established thresholds of significance to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. To assist lead agencies, the BAAQMD, in its *CEQA Air Quality Guidelines* (May 2011), has developed screening criteria. If a proposed project meets the screening criteria, then the project would result in less-than-significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The proposed project would not exceed criteria air pollutant screening levels for operation or construction.¹

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but of short-term) adverse effects to human health, including carcinogenic effects. In an effort to identify areas of San Francisco most adversely affected by sources of TACs, San Francisco partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, identified as air pollutant exposure zones, were identified based on two health-protective criteria: (1) excess cancer risk from the contribution of emissions from all modeled sources greater than 100 per one million population, and/or (2) cumulative PM_{2.5} concentrations greater than 10 micrograms per cubic meter. Land use projects within these air pollutant exposure zones require special consideration to determine whether the project's activities would expose sensitive receptors to substantial pollutant concentrations.

The proposed project is not within an air pollutant exposure zone. Therefore, the proposed project would result in a less-than-significant impact with respect to exposing sensitive receptors to substantial levels of air pollution. The proposed project would include emissions from construction activities for approximately 12 months. However, construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the proposed project would be subject to, and comply with, California

¹ Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, Updated May 2011. Table 3-1.

regulations limiting idling to no more than five minutes,² which would further reduce nearby sensitive receptors exposure to temporary and variable TAC emissions. Therefore, construction period TAC emissions would not result in a significant impact with respect to exposing sensitive receptors to substantial levels of air pollution.

Water Quality. The proposed project would not generate substantial additional wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. The expanded building would be serviced by the City's combined sewer system, which already serves the existing building. Furthermore, the City's combined sewer system possesses sufficient capacity to accommodate the incremental increase in demand, if any, associated with the proposed project. Thus, the project would not result in significant effects related to water quality.

e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated.

Historical Resources. In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the existing building is a historical resource. Under CEQA, a property qualifies as a historic resource if it is listed in, or determined to be eligible for listing in, the California Register of Historical Resources, or if it is considered a contributor to a potential historic district. The project site is locally designated in Article 10 of the San Francisco Planning Code as a contributing resource to the Liberty Hill Historic District. Therefore, the project site and the surrounding historic district are considered historic resources for purposes of CEQA.

The proposed project would include façade alterations including the removal of an aluminum-sash window on the third floor and insertion of a pair of new fixed windows to match the existing historic windows on the first and second floors. In addition, portions of the existing brick retaining wall would be removed to accommodate the new garage opening. The project would also involve the removal of the existing non-historic rear addition and the construction of a new three-story horizontal addition with a roof deck.

As described in the attached *Preservation Team Review Form*³ and the associated *Certificate of Appropriateness Case Report*⁴, the project was found to be consistent with the ten *Secretary of the Interior's Standards for Rehabilitation*. The proposed project would maintain the subject property's current and historic use as a residence (Standard 1). The proposed project would maintain the historic character of the subject property, as defined by its character-defining features (Standard 2). The project would not include conjectural elements or architectural features from other buildings or create a false sense of historical development and would be compatible with the surrounding district (Standard 3). The proposed project

² California Code of Regulations, Title 13, Division 3, § 2485.

³ San Francisco Planning Department, *Preservation Team Review Form*, 3751-3753 20th Street, Case No. 2014.0655E, December 2, 2014. This document is attached.

⁴ San Francisco Planning Department, *Certificate of Appropriateness Case Report* 3751-3753 20th Street. Hearing Date January 21, 2015. This document is attached.

would not alter features of the subject building that have acquired significance in their own right (Standard 4). The proposed project maintains and preserves the subject property's distinctive finishes and character-defining features (Standard 5). The proposed project would not call for the repair or replacement of any deteriorated historic features; additionally, the project would replace non-historic aluminum-sash windows with new compatible wood-sash windows, not affecting any existing historic features (Standard 6). The proposed project would not involve chemical or physical treatments (Standard 7). Significant archeological resources are not anticipated to be present at the project site (Standard 8). The project would maintain the historic integrity of the subject property and would provide additions that are compatible yet differentiated from the historic residence (Standard 9). The proposed project includes construction of a three-story rear horizontal addition, which would be located behind the existing three-story residence; this new addition would not affect the essential form and integrity of the landmark district, and would not impact any character-defining features of the subject property (Standard 10). Therefore, as the proposed project is consistent with the *Secretary of the Interior Standards for Rehabilitation*, it would not have a significant adverse impact upon a historic resource, as defined by CEQA.

Geology and Soils. The Planning Department's records show that the property is on a slope of 20 percent or greater. A geotechnical investigation⁵ was conducted for the project which concluded that the project site is suitable for the proposed development, provided the recommendations outlined in the report are incorporated into the design considerations and project plans and specifications. In addition, a structural schematic narrative⁶ was prepared to provide further review for the project with regard to neighboring properties. This narrative compliments the geotechnical investigation; the results of both the geotechnical investigation and structural schematic narrative are summarized below. The primary geotechnical concerns outlined within the geotechnical investigation are related to the potential for expansive soils at the site. The investigation concludes that aside from expansive soils, there are low to no concerns regarding geologic hazards, assuming the project would follow the recommendations outlined in the geotechnical investigation and structural schematic narrative and comply with applicable building codes.

The geotechnical investigation provides several recommendations regarding grading, subgrade preparation, and foundation, resistance to lateral forces, retaining walls, temporary shoring, slab-on-grade construction, and drainage. The geotechnical investigation recommends that the foundation for the proposed improvements either be supported with a continuous perimeter footing or a mat slab foundation with a perimeter continuous footing, to control moisture.

Other recommendations include constructing retaining walls on site and design them to resist lateral earth pressures and additional lateral pressures that may be caused by surcharged loads applied at the ground surface behind the walls. The structural schematic narrative also states that the rear yard should be supported by 16 inch thick retaining walls at the south, west and east of the lot and a 12-inch retaining wall along the northern portion of the rear yard.

⁵ Frank Lee and Associates, *Soil and Foundation Investigation Proposed Three Story Over Basement Remodeling 3751 20th Street, San Francisco, California 941105*, September 3, 2013. This report is available for review as part of Case No. 2014.0655E.

⁶ I. Wong Engineering Inc., *3751 20th Street, Structural Schematic Narrative*, December 17, 2014. This report is available for review as part of Case No. 2014.0655E.

With regard to subgrade site preparation, the geotechnical investigation recommends that all engineered fill shall be placed in uniform horizontal lifts of not more than eight inches in uncompacted thickness and shall be compacted to no less than 90 percent. Imported soil materials should be a soil or soil-rock mixture which is free from organic matter or other substances. It further recommends that any fill material shall not contain rocks or clumps of soil greater than 6 inches in dimension and not more than 15 percent larger than 2-1/2 inches in dimension. In addition, all slopes higher than four feet should be laid back or shored in conformance with the Occupational Safety and Health Administration (OSHA) standards. All material must be approved by the geotechnical engineer. Additionally, the geotechnical engineer shall be on site to oversee any grading, excavation or foundation work. The report also states that the grading contractor shall be responsible for preventing erosion of freshly graded areas during construction and until permanent drainage and erosion control measures have been installed.

Finally, a shoring scheme was devised to protect adjacent buildings and their foundations during construction. Shoring along the east and west property lines should consist of 18-inch diameter drilled piers with 12-inch deep steel soldier beams embedded in each drilled pier, to be spaced at about 6 feet and embedded into bedrock per the recommendations of the geotechnical engineer. This shoring scheme proposed should be installed prior to any excavation of soil for the subterranean levels.

The proposed project would be required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the Department of Building Inspection (DBI) permit review process. DBI would review background information including the geotechnical and structural engineering reports to ensure that the security and stability of adjoining properties and the subject property are maintained during and following project construction. Therefore, potential damage to structures from geologic hazards on the project site would be addressed through the DBI requirement for a geotechnical report and review of the building permit application pursuant to its implementation of the Building Code.

In light of the above, the proposed project would have no significant impacts regarding geologic and seismic hazards.

Neighborhood Concerns. A "Notification of Project Receiving Environmental Review" was mailed on November 07, 2014, to community organizations, tenants of the affected property and properties adjacent to the project site, and those persons who own property within 300 feet of the project site. Three neighbors responded with concerns regarding the amount of excavation and potential damage to adjacent structures, historic impacts and noise during project construction. These topics are addressed above.

Another neighbor expressed concerns regarding loss of light and views. Changes to private views would differ based on proximity to the project site, quality of the view currently experienced, and relative sensitivity of the viewer. Although some reduced private views and light would be an unavoidable consequence of the proposed project, any change in private views and light would not exceed that commonly accepted in an urban setting. While this loss or change of views might be of concern to those property owners or tenants, it would not affect a substantial number of people and would not be considered to be a significant impact pursuant to CEQA.

SUMMARY:

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion
--	--------------------------------

PROJECT INFORMATION:

Planner:	Address:	
Rich Sucre	3751-3753 20th Street	
Block/Lot:	Cross Streets:	
3607/066	Dolores and Guerrero Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
Category A	Liberty-Hill Landmark District	2014.0655A

PURPOSE OF REVIEW:

☐ CEQA	☒ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction
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PROJECT DESCRIPTION:

DATE OF PLANS UNDER REVIEW:	11/04/2014
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PROJECT ISSUES:

☐	Is the subject Property an eligible historic resource?
☒	If so, are the proposed changes a significant impact?
Additional Notes:	
The proposed project includes construction of a new three-car garage and basement level, replacement of aluminum-sash window with wood-sash windows, site work within rear yard, construction of three-story rear horizontal addition, and west and east facade alterations	

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA		☒ Yes	☐ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☐ No	Criterion 1 - Event:	☒ Yes ☐ No	
Criterion 2 - Persons:	☐ Yes ☐ No	Criterion 2 - Persons:	☐ Yes ☐ No	
Criterion 3 - Architecture:	☐ Yes ☐ No	Criterion 3 - Architecture:	☒ Yes ☐ No	
Criterion 4 - Info. Potential:	☐ Yes ☐ No	Criterion 4 - Info. Potential:	☐ Yes ☐ No	
Period of Significance:		Period of Significance:	1860-1906	
		☒ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☒ Yes	☐ No	☐ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

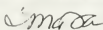
3751 20th Street is a contributing resource to the Liberty-Hill Landmark District, which is designated in Appendix F of Article 10 of the San Francisco Planning Code . As such, any exterior alterations require a Certificate of Appropriateness and review by the Historic Preservation Commission. The Department finds that the proposed project meets the Secretary of the Interior's Standards for Rehabilitation. The project would not cause a substantial adverse change to the significance of a historic resource (3751 20th Street and the Liberty-Hill Landmark District). Specifically, the Department finds:

- The proposed project maintains the historic character of the subject property, as defined by its character-defining features, including, but not limited to, its overall mass and form, double-hung wood-sash windows, gable roof, wood siding, as well as, other elements identified in the designating ordinance for the landmark.

- The project would remove a portion of the brick retaining wall to accommodate the new garage; however, the remainder of the brick retaining wall would be maintained in place. The new three-car garage would be located along the eastern lot line via a 10-ft wide curb cut and a 9-ft wide garage entry. Garages are common alterations to residences within the surrounding district. Relative to the site's existing setting, the project would still maintain the building's historic setback's and the overall site's sloped character, as evidenced by the adjacent landscaping. The construction of this new garage would not impact any character-defining features of the existing residence. The new garage would feature a simple painted wood garage door, which is consistent with the subject property's simple architectural style, thus

- At the rear, the proposed project would remove a non-historic two-story rear addition and construct a new three-story horizontal rear addition, which would be located at the rear of the subject property and would be minimally visible from the public rights-of-way. This new addition would maintain a sense of the existing building's form and massing, since it would be located behind the existing gable roof, would not extend past the peak of the existing roofline, and would not impact any significant historic characteristics of the subject property. The new addition would not impact any historic materials or features of the subject property or district.

- Other aspects of the project are either compatible with the district's historic character or do not impact historic materials or features.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	12-2-2014



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: JANUARY 21, 2015
CONTINUED FROM DECEMBER 17, 2014

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Filing Date: June 12, 2014
Case No.: 2014.0655A
Project Address: 3751-3753 20th Street
Historic Landmark: Liberty-Hill Landmark District
Zoning: RH-2 (Residential, House, Two-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 3607/066
Applicant: Shane Currin, Matarozzi/Pelsinger Builders, Inc.
355 11th Street, Ste. 200
San Francisco, CA 94103
Staff Contact Richard Sucre - (415) 575-9108
richard.sucre@sfgov.org
Reviewed By Timothy Frye - (415) 575-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

3751-3753 20th STREET is a three-story, two-family residence designed in a simple Greek Revival architectural style located on a rectangular lot (measuring approximately 25 ft x 114 ft) on the south side of Liberty Street between Dolores and Guerrero Streets. Constructed prior to 1900, the existing building features wood-frame construction, wood siding, aluminum-sash and wood-sash windows, a gable roof, and is slightly setback from the street edge. At the street, the subject property features a brick retaining wall and a set of concrete steps. Currently, the subject property does not have any off-street parking.

Per Article 10 of the San Francisco Planning Code, 3751-3753 20th Street is designated as contributing resource to the Liberty-Hill Landmark District.

PROJECT DESCRIPTION

The proposed project consists of rehabilitation of the two-family residence, including:

- **Construction of a New Garage/Basement Level:** The project would construct a new three-car garage. The new garage opening would be approximately 9-ft wide and would feature painted, wood panel garage doors. The proposed curb cut would measure approximately 10-ft wide. As part of the work at the basement level, the project would replace the existing foundation with a new concrete foundation.
- **Primary Façade Alterations:** The project would remove the aluminum-sash window on the third floor and insert a pair of new eight-lite fixed windows to match the existing historic windows on

the first and second floors. In addition, portions of the existing brick retaining wall would be removed to accommodate the new garage opening.

- **Inset Roof Windows:** The project would construct a set of inset wood-sash windows on the west and east facades of the existing gable roof.
- **Rear Yard Alterations:** The project would remove portions of the grade at the rear yard to provide exposure to the ground floor level. With the grade work, the subject property appears as four-stories tall. As part of the rear yard work, the project would construct a new set of stairs from the new grade up to the existing grade.
- **Construction of Rear Addition:** At the rear, the project would remove the existing two-story, non-historic rear addition and construct a new three-story horizontal addition with a roof deck that would extend approximately 34-ft 6-in from the existing rear wall. This new horizontal addition would feature large wood windows, a flat roof, and tongue and groove wood siding (dimensioned at half the height of the existing wood siding on the historic property). The new addition would also feature a roof deck at the third and fourth floor levels. These roof decks would feature a simple metal cable rail system around the roof deck perimeter.
- **West/East Façade Alterations:** The project would add new window and door openings on the west facade. The rear façade would be clad in a smooth stucco finish, and would feature wood-sash casement windows.

The proposed project would increase the square footage of the two-family residence from 2,347 square feet to 7,111 square feet.

OTHER ACTIONS REQUIRED

Proposed work requires a Rear Yard Variance from the Zoning Administrator and a Building Permit from the Department of Building Inspection (DBI).

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a historic district, the Historic Preservation Commission must find that the proposed work is in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed project would maintain the subject property's current and historic use as a residence. Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed project maintains the historic character of the subject property, as defined by its character-defining features, including, but not limited to, its overall mass and form, double-hung wood-sash windows, gable roof, wood siding, as well as, other elements identified in the designating ordinance for the landmark.

Overall, the project does not call for the removal of character-defining historic materials or features. On the front façade, the project would remove a non-historic aluminum-sash window and add a new compatible, wood-sash window within the gable. In addition, the project would remove a portion of the brick retaining wall to accommodate the new garage; however, the remainder of the brick retaining wall would be maintained in place. At the rear, the proposed project would remove a non-historic two-story rear addition and construct a new three-story horizontal rear addition, which would be located at the rear of the subject property and would be minimally visible from the public rights-of-way. This new addition would maintain a sense of the existing building's form and massing, since it would be located behind the existing gable roof, would not extend past the peak of the existing roofline, and would not impact any significant historic characteristics of the subject property. The new addition would not impact any historic materials or features of the subject property or district. Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 3: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. The new work will not create a false sense of historical development and would be compatible with the surrounding district. Therefore, the proposed project complies with Rehabilitation Standard 3.

- Standard 4:** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed project does not involve alterations to the subject building, which have acquired significance in their own right. The existing rear addition does not possess historical significance and does not contribute to the district's historic character. Therefore, the proposed project complies with Rehabilitation Standard 4.

- Standard 5:** Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

The proposed project maintains and preserves the subject property's distinctive finishes and character-defining features, including, but not limited to, its overall mass and form, double-hung wood-sash windows, gable roof, and wood siding. The proposed project does include alteration of the existing gable to accommodate new inset windows on the west and east facades. These new windows still allow the overall form of the roof to be expressed, while miniwizing a new feature. Therefore, the proposed project complies with Rehabilitation Standard 5.

- Standard 6:** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The proposed project does not call for the repair or replacement of any deteriorated historic features. The project does include replacement of non-historic aluminum-sash windows with new compatible wood-sash windows; however, this alteration does not affect any existing feature. Therefore, the proposed project complies with Rehabilitation Standard 6.

- Standard 7:** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The proposed project does not involve chemical or physical treatments. Therefore, the proposed project complies with Rehabilitation Standard 7.

- Standard 8:** Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project does include excavation and foundation work, and will undertake the appropriate mitigation and protection measures if any archaeological resource is uncovered. Therefore, the proposed project complies with Rehabilitation Standard 8.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project includes exterior alterations to the subject property, including replacement of an aluminum-sash window for a new compatible wood-sash window, and construction of a new three-car garage and three-story horizontal addition.

The new three-car garage would be located along the eastern lot line via a 10-ft wide curb cut and a 9-ft wide garage entry. Garages are common alterations to residences within the surrounding district. Relative to the site's existing setting, the project would still maintain the building's historic setback's and the overall site's sloped character, as evidenced by the adjacent landscaping. The construction of this new garage would not impact any character-defining features of the existing residence. The new garage would feature a simple painted wood garage door, which is consistent with the subject property's simple architectural style, thus is compatible with the overall character of the residence.

On the front façade within the gable, the project would replace a non-historic aluminum-sash window with a new compatible, wood-sash window, which would match the remaining historic windows on the exterior façade. This aspect of the project assists in reinforcing the property's historic character by removing a non-historic element and introducing a new compatible feature.

At the rear, the new three-story horizontal addition is clearly differentiated from the historic mass of the original residence, as noted by the roofline and the change in siding. The project also includes trim board between the historic residence and the new addition to better distinguish between the old and new. The new addition has a flat roof, while the existing historic residence features a gable roof. The new additions would be constructed on top of an existing non-historic addition currently located at the rear of the existing residence. The new additions and rear façade alterations are compatible with the subject property's overall historic character, since the new work is occurring on a rear and non-visible façade, the new wood siding is similar in material and design to the property's historic wood siding (evident on the primary facades), and the mass of the new addition is differential to the historic mass of the original residence.

Overall, the proposed project maintains the historic integrity of the subject property and provides new additions, which are compatible, yet differentiated with the historic residence. Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project includes construction of a three-story rear horizontal addition, which would be located behind the existing three-story residence. This new addition would not affect the essential form and integrity of the landmark district, and does not impact any character-defining features of the subject property. Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary: The Department finds that the overall project is consistent with the *Secretary of the Interior Standards for Rehabilitation*.

PUBLIC/NEIGHBORHOOD INPUT

As of January 9, 2015, the Department has received two public comments on the proposed project, which has expressed opposition to the project. Copies of these correspondences have been included within the Commissioner packets.

STAFF ANALYSIS

Included as an exhibit are architectural drawings of the existing building and the proposed project. Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, Department staff has determined the following:

Construction of New Three-Car Garage: The project would construct a new three-car garage with a 10-ft wide curb cut and 9-ft wide garage door. This new garage would not impact any character-defining features of the subject property, and its location and character assist in maintaining the residence's historic setting and characteristic sloped lot. Given the character of the new garage doors, the project would assist in reinforcing the property's architectural style and its relationship to other properties on the street. This alteration would comply with the Secretary of the Interior's Standards for Rehabilitation and the requirements of Article 10 of the San Francisco Planning Code, since the new work would be compatible the existing historic features. To ensure compatibility with the surrounding landmark district, the Department has included a condition of approval to salvage and reuse the brick retaining wall within any new construction.

Primary Façade Alterations (Window Replacement): The proposed project includes replacement of an aluminum-sash window with a pair of new eight-lite, fixed wood-sash windows. This alteration would comply with the Secretary of the Interior's Standards for Rehabilitation and the requirements of Article 10 of the San Francisco Planning Code, since this work would remove an incompatible alteration and new work would be compatible with the existing historic features. To ensure compatibility, the Department has included a condition of approval for additional detail on the proposed window, including a window schedule.

Inset Roof Windows: The proposed project includes insertion of inset wood-sash roof windows on the east and west facades of the gable roof of the historic residence. This alteration would comply with the Secretary of the Interior's Standards for Rehabilitation and the requirements of Article 10 of the San

Francisco Planning Code, since this work is minimal in amount of material removed from the roof, maintains the overall form and mass of roof, and constructed of a compatible material.

Three-Story Horizontal Rear Addition/East-West Façade Alterations: The proposed project includes a three-story rear horizontal addition and alterations to the east and west façades. This work would occur on the side (non-visible) and rear portions of the subject property and would not be visible from any public rights of way. The façade alterations on the side façades primarily consist of adding new windows and doors on the ground floor level. These alterations would not remove any character-defining historic materials, and would be in discrete locations not visible from any public rights-of-way, especially given the site's topography. The mass, scale and location of the new rear addition is consistent and compatible with the rear additions found on contributing properties within the surrounding district. Further, this work would not impact any character-defining features of the subject property or surrounding landmark district. The new materials on the rear facade (wood-siding and wood-sash windows) would be in alignment with the district's character-defining features, which include wood siding and wood-sash windows. Therefore, this alteration would comply with the Secretary of the Interior's Standards for Rehabilitation and the requirements of Article 10 of the San Francisco Planning Code, since the new work would be compatible with the historic features. To ensure compatibility with the surrounding landmark district, the Department has included a condition of approval to review and approval the proposed wood siding.

Rear Yard Alterations: The proposed rear yard alterations include excavation of the existing grade/yard and construction of a new rear yard staircase. The rear yard landscaping is not identified as a character-defining feature of the Liberty-Hill Landmark District. The proposed site work within the rear yard would not detract from the historical significance of the subject property or the surrounding landmark district.

Summary: Department staff finds that proposed work will be in conformance with the Secretary's Standards and requirements of Article 10, as the proposed work shall not adversely affect the special character or special historical, architectural, or aesthetic interest or value of the landmark and its site.

CONDITIONS OF APPROVAL

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

- Prior to approval of the Building Permit, the Project Sponsor shall provide material samples, including the proposed wood siding, to ensure compatibility with the surrounding landmark district. These material samples shall demonstrate the range of color, texture and finish for the identified materials. Generally, the materials should feature a matte or painted finish, and be consistent with the building's overall historic character.
- Prior to approval of the Building Permit, the Project Sponsor shall provide a window schedule and conditions assessment. The window schedule shall detail the current issues with the existing windows on the primary façade, shall outline the repair methodologies and replacement

products, and shall provide detailed information about the proposed material, glazing, dimension and profile.

- Prior to approval of the Building Permit, the Project Sponsor shall salvage and reuse the retaining walls bricks. Since portions of the existing brick retaining wall would be removed, the Project Sponsor shall reuse the historic bricks within the repair of the exterior wall to the extent feasible, as determined by Planning Department Preservation staff.

ENVIRONMENTAL REVIEW STATUS

The Department anticipates publication of a Class 32 Categorical Exemption for the proposed project. Copies of this exemption shall be provided to the Historic Preservation Commission at the public hearing.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation* and requirements of Article 10.

ATTACHMENTS

Draft Motion

Exhibits, including Parcel Map, Sanborn Map, Zoning Map, Aerial Photos, and Site Photos

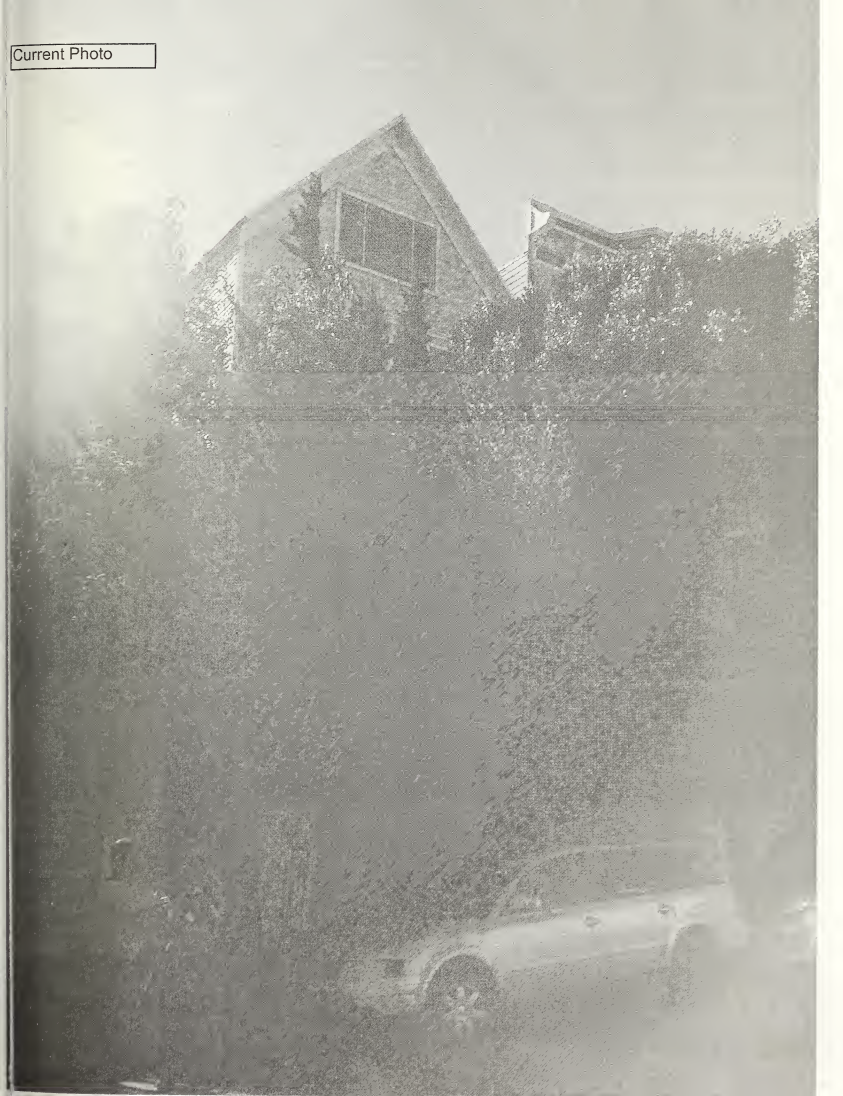
Architectural Drawings

Project Sponsor Submittal-Neighborhood Outreach Log

Public Correspondence

RS: G:\Documents\Certificate of Appropriateness\2014.0655A 3751 20th St\CoIA Case Report_3751 20th St.doc

Current Photo



1976 Photo



PROPER

Project Area

Unit No.

10-1

Address

1234

Project Description

Current Use

10-1

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SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

FEB - 9 2015

SAN FRANCISCO
PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
239-241 Connecticut St.		4003/025
Case No.	Permit No.	Plans Dated
2015-00046-ENV		received 11/25/14
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Convert existing fourth floor (attic) into habitable space and expand into a full story.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 1/14/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Justin A Greving		Signature: Justin Greving
Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.01.16 16:04:11 -08'00'
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



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SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date:		Date of Form Completion	1/14/2015
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PROJECT INFORMATION:

Planner:	Address:		
Justin Greiving	239-241 Connecticut Street		
Block/Lot:	Cross Streets:		
4003/025	18th and Mariposa streets		
CEQA Category:	Art. 10/11:	BPA/Case No.:	
B	n/a	2015-000096ENV	

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	11/25/2014
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PROJECT ISSUES:

☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Left Coast Architectural History (dated 9/2/2014)	
Proposed Project: Vertical addition of approximately 690 square feet, that converts existing attic into a full story.	

PRESERVATION TEAM REVIEW:

Historic Resource Present		☐ Yes	☒ No *	☐ N/A	
Individual	Historic District/Context				
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:				
Criterion 1 - Event:	☐ Yes	☒ No	Criterion 1 - Event:	☐ Yes	☒ No
Criterion 2 - Persons:	☐ Yes	☒ No	Criterion 2 - Persons:	☐ Yes	☒ No
Criterion 3 - Architecture:	☐ Yes	☒ No	Criterion 3 - Architecture:	☐ Yes	☒ No
Criterion 4 - Info. Potential:	☐ Yes	☒ No	Criterion 4 - Info. Potential:	☐ Yes	☒ No
Period of Significance:	n/a		Period of Significance:	n/a	
		☐ Contributor ☐ Non-Contributor			

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

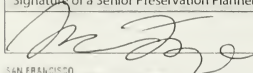
PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Left Coast Architectural History (dated September 2, 2014) and information found in the Planning Department files, the subject property at 239-241 Connecticut Street contains a two and a half story over garage wood-frame multiple-family residence constructed in 1906 (source: water tap records). The house is constructed with elements of the First Bay Tradition architectural style and was developed by the Real Estate & Development Company for the Strehl family, who owned a number of properties along the block. No members of the Strehl family lived in the subject property and it was used to generate income for the family. In 1922 the property was sold to Joseph and Mary Calegari, who split the single-family residence into two units in 1929. Known alterations to the subject property include installation of new terrazzo stairs and stuccoing of the primary façade (1936), and window replacement on secondary elevations (2010). Visual inspection reveals windows and the main entrance along the primary facade may have also been altered, likely to accommodate an entrance for the second unit.

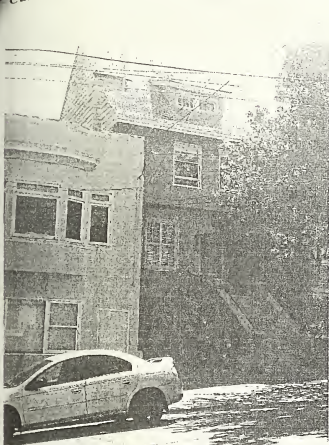
No known historic events occurred at the subject property (Criterion 1). Potrero Hill was developed in large part by the Real Estate & Development Company and the subject property does not have a direct or specific association such that it would be individually eligible for this connection. None of the owners or occupants have been identified as important to history (Criterion 2). The subject property is not an excellent example of the First Bay Tradition architectural style. Furthermore, alterations to the primary façade have obscured most architectural detailing from when the building was originally constructed. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Potrero Hill neighborhood. Although the block was developed mostly within the period immediately after the 1906 earthquake, later additions and subsequent alterations to the earliest buildings are such that the block does not retain a strong sense of time and place from this period.

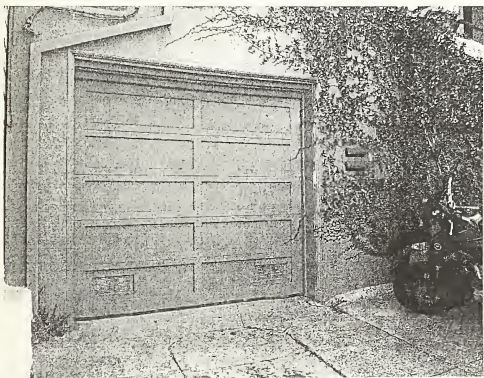
Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	1/14/15

Current Images & Neighborhood Context



Primary (west) facade.



Basement level garage entrance, left side of primary facade.

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SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT.

JAN 30 2015

SAN FRANCISCO
PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2211 14th Ave.		2335A/001B
Case No.	Permit No.	Plans Dated
2014-002738ENV		12/17/13
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction
		☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Add canopies and enlarge windows at front facade; remove pointed gable roof element at front facade.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	Maheer program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maheer layer).
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone—as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 1/22/2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.
☒	No further environmental review is required. The project is categorically exempt under CEQA.
Planner Name: Justin A Greving Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.01.22 17:15:38 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



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SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date: _____ Date of Form Completion 1/20/2015

PROJECT INFORMATION:

Planner:	Address:	
Justin Greiving	2211 14th Avenue	
Block/Lot:	Cross Streets:	
2355A/001B	Rivera and Santiago streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014-002738ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW: 12/17/2013

PROJECT ISSUES:

☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Derek Vinh (dated 10/10/2014)	
Proposed Project: Add canopies and enlarge windows at front facade; remove pointed gable roof element at front facade.	

PRESERVATION TEAM REVIEW:

Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	n/a	Period of Significance:	n/a	
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Derek Vinh (dated October 10, 2014) and information found in the Planning Department files, the subject property at 2211 14th Avenue contains a two-story over garage wood-frame single-family residence constructed in 1938 (source: building permit). The subject property was developed by Albert Bernhardt and designed by Donnell E. Jaekle in the Minimal Traditional architectural style. Gordon T. Carson, a PE teacher at the nearby Polytechnic High School, and his wife Anne, were the original owners and lived in the house until it was sold to George and Gladys Gamble sometime between 1949 and 1951. Known exterior alterations include construction of a second story (1979).

No known historic events occurred at the subject property (Criterion 1). Although Bernhardt did develop workers housing during World War II in east Oakland, he has not been identified as a significant builder in the Sunset or Parkside district. None of the owners or occupants have been identified as important to history (Criterion 2). Although the subject property was designed by one of the architects identified in, "Sunset District Residential Builders, 1925-1950: Historic Context Statement," it is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. Furthermore, even if the subject property were to be significant as one of Jaekle's designs, the second story addition has compromised the building's integrity.

The subject property is not located within the boundaries of any identified historic district. The majority of the subject block was developed in a similar manner to a large portion of the Sunset district and consists of rows of single-family homes designed in the barrel front Mediterranean Revival architectural style. While the majority of the block was developed in the latter part of the 1920s, the subject property was one of four properties on the corner developed later in 1938. Across the street from the subject property is a surface parking lot for the Herbert Hoover Middle School. Although there is a cohesive pattern of late 1920s development along the subject block, the subject property doesn't fit within this development. If the subject block were later found to be a historic district for its association with the early development of Sunset, the subject property would be outside of this district and unrelated to that development theme.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Gina De</i>	1 - 22 - 2015

SUBJECT PROPERTY





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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
4171 24TH Street		6506/032 JAG
Case No.	Permit No.	Plans Dated
2014-000437ENV	201410169154 JAG	11/10/2014 JAG
☐ Addition/ Alteration	☒ Demolition (requires HRER if over 45 years old)	☒ New Construction
☐ Project Modification (GO TO STEP 7)		
Project description for Planning Department approval.		
DEMOLITION OF EXISTING HOME AND CONSTRUCT NEW 4 STORIES, 1 BASEMENT, 5 UNITS MULTI-FAMILY RESIDENCE.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)</i>
*If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Laura Lynch Archeo clearance.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 1/22/2105
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Justin A Greving Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Justin Greving Digitally signed by Justin Greving DN: cn=Justin Greving, o=City of San Francisco, ou=City Planning, email=Justin.Greving@sf.gov, c=US Date: 2015.01.22 16:45:37 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- | | |
|--------------------------|--|
| ☐ | Result in expansion of the building envelope, as defined in the Planning Code; |
| ☐ | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; |
| ☐ | Result in demolition as defined under Planning Code Section 317 or 19005(f)? |
| ☐ | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- | | |
|--------------------------|---|
| ☐ | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.

Planner Name:	Signature or Stamp:



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SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion	1/13/2015
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PROJECT INFORMATION:

Planner:	Address:	
Justin Greving	4171 24th Street	
Block/Lot:	Cross Streets:	
6506/032	Diamond and Castro streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014-000437ENV

PURPOSE OF REVIEW:

☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration	☒ Demo/New Construction
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PROJECT DESCRIPTION:

DATE OF PLANS UNDER REVIEW:	11/10/2014
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PROJECT ISSUES:

☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Tim Kelley Consulting (dated September, 2014)	
Proposed project: Demolition of existing home and construct new 4 stories, 1 basement, 5 units, multi-family residence	

PRESERVATION TEAM REVIEW:

Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual	Historic District/Context			
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	n/a	Period of Significance:	n/a	
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation (HRE) prepared by Tim Kelley Consulting (dated September, 2014) and information found in the Planning Department files, the subject property at 4171 24th Street contains a one-and-a-half story over garage wood-frame single-family residence constructed in 1894 (source: water tap records). The subject property was constructed in the vernacular architectural style with minimal Queen Anne decorative elements. The residence was built by Stephen A. Born for Charles Adair, a messenger for Wells Fargo Bank, and his wife Mary. The property changed ownership a few times before being bought by Albert and Agnes Meyer in 1960. The Meyers lived next door and maintained the subject property as a rental investment property.

Known exterior alterations to the property include recladding with asbestos siding (1938), and repair and reconstruction of the front steps (1979). Additional visual inspection reveals that exterior detailing was likely removed or covered when the asbestos shingles were added, the main door was replaced with a contemporary door, and a garage was inserted in the basement.

No known historic events occurred at the subject property (Criterion 1). The subject property was constructed by speculative builder Stephen A. Born, who built a number of houses both individually and later as part of larger developments throughout San Francisco and the larger Bay Area. If Born is identified as a significant San Francisco builder, this property would not be a representative sample of his work. None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Noe Valley neighborhood on a block that exhibits a variety of architectural styles, construction dates, and later alterations to the earliest buildings. Together the block does not comprise a significant concentration of historically or aesthetically unified buildings and does not retain sufficient historic integrity from this era to be considered a historic district.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Maeda</i>	<i>1-22-2015</i>

HISTORICAL RESOURCE EVALUATION PART 1

4171 24TH STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM



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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
7 Lake Forest Ct.		2675/028	
Case No.	Permit No.	Plans Dated	
2014-003258ENV		12/2/14	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Add third floor to existing single-family residence.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone—as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 1/22/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Justin A Greving Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Signature: Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=slgorg, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.01.22 17:47:32 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



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SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	Date of Form Completion	1/15/2015
---------------------------------	-------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	7 Lake Forest Court	
Block/Lot:	Cross Streets:	
2675/028	Oak Park Drive	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014-003258ENV

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	12/02/2014
-----------------------------	------------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Tim Kelley Consulting (dated December 2014)	
Proposed Project: Add third floor to existing single-family residence.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	n/a	Period of Significance:	n/a	
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Tim Kelley Consulting (dated December 2014) and information found in the Planning Department files, the subject property at 7 Lake Forest Court contains a wood-frame one-story over basement single-family home constructed in 1961 with elements of the Ranch house architectural style (source: building permit). The subject property was developed by the Forest Knolls Development Company and was purchased in 1962 by Willard and Edith Hansen. The Hansens lived in the property until 1986. Known exterior alterations to the subject property include repairs to the front of the building to correct termite damage (1986), and construction of a wood deck (1986). In 2013 a deck enclosure was removed.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building is constructed with minimal architectural detailing and is a pared down version of the Ranch house style, a common architectural style from the period. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Forest Knolls neighborhood. Although the neighborhood retains a high degree of integrity and most buildings were constructed at the same time, the building stock exhibits limited architectural detailing and variation from house to house. Individual houses are not architecturally distinct such that the neighborhood would be eligible for its architecture. The Forest Knolls neighborhood was developed in one of the last remaining portions of land available in San Francisco on a steep incline below Twin Peaks. However this was not the first postwar development to utilize this land below Twin Peaks and Midtown Terrace was an earlier and larger development. It should be noted that in 1961 Willie Brown, an aspiring civil rights lawyer and future San Francisco Mayor, staged a sit-in at the Forest Knolls model home at 301 Christopher Drive. Although some have described this action as the move that sparked Brown's political career, this event has not been evaluated for potential significance and would be associated with the individual property rather than the entire development.

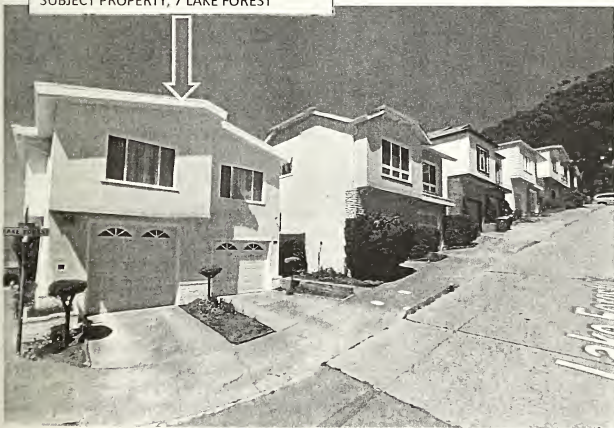
Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Jma da</i>	1-22-2015

SUBJECT PROPERTY, 7 LAKE FOREST



SUBJECT PROPERTY, 7 LAKE FOREST





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SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

JAN 30 2015

SAN FRANCISCO
PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
37 Orben Pl.		0653/030	
Case No.	Permit No.	Plans Dated	
2014-003201ENV		11/7/14	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Two-story vertical addition, rear horizontal addition, and new facade to existing single-family residence.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone)? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☒	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	
Project sponsor enrolled in DPH's Maher program.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces .
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR Form dated 1/22/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Justin A Greving	Signature: Justin Greving Digitally signed by Justin Greving DN: cn=Justin Greving, o=City Planning, email=Justin.Greving@sfgov.org Date: 2015.01.27 16:53:16 -0800
	Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



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SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion 1/14/2015
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PROJECT INFORMATION:

Planner:	Address:	
Justin Greving	37 Orben Place	
Block/Lot:	Cross Streets:	
0653/030	California and Pine streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014-003201ENV

PURPOSE OF REVIEW:

☒ CEQA ☐ Article 10/11 ☐ Preliminary/PIC ☒ Alteration ☐ Demo/New Construction

PROJECT DESCRIPTION:

DATE OF PLANS UNDER REVIEW: 11/7/2014

PROJECT ISSUES:

- ☒ Is the subject Property an eligible historic resource?
☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information for Historic Resource Determination prepared by Virginie Manichon (dated 11/14/2014).

Proposed Project: Two-story vertical addition, rear horizontal addition, and new facade to existing single-family residence.

PRESERVATION TEAM REVIEW:

Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual	Historic District/Context			
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info, Potential:	☐ Yes ☒ No	Criterion 4 - Info, Potential:	☐ Yes ☒ No	
Period of Significance:	n/a	Period of Significance:	n/a	
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

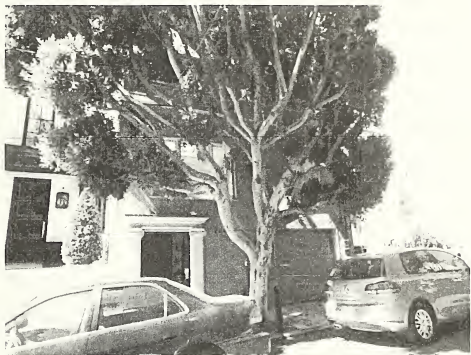
According to the Supplemental Information for Historic Resource Determination prepared by Virginie Manichon (dated November 14, 2014) and information found in the Planning Department files, the subject property at 37 Orben Place contains a one-story over garage wood-frame single-family residence constructed in 1947 (source: building permit). The subject property was designed by B. Dobkowitz for Davis Realty. Although the building does not have an identifiable architectural style it has some anachronistic detailing such as a cornice line along the roof and a main entrance flanked by pilasters. The original owners were Mr. and Mrs. Baxter Bradley Jr. whose occupations are unknown. Known exterior alterations to the property include construction of a rear deck (1976), installation of vinyl siding to an elevation not visible from the street (2001), repair and replacement of rotted wood siding and floors (2003), and installation of new siding along the south elevation (2010). Visual inspection reveals that an addition was constructed to the rear of the property sometime after 1950, possibly in 1953 when a building permit for an addition was filed and cancelled.

The subject property has been previously surveyed as part of the Japantown Survey but was not assigned a status code, nor have the survey findings been formally adopted. No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). In 1976, Middle Street was changed to Orben Place, in honor of Burt Orben who lived on the block. Although there are construction permits with Orben's name associated with the subject property, city directory research establishes Orben instead resided at 30 Orben Place. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Western Addition neighborhood and while Orben Place was surveyed as part of the Japantown Survey it was not identified as being part of an eligible historic district. While select buildings along the block exhibit a high level of integrity and are architecturally distinct, as a whole Orben Place does not constitute a grouping of buildings that reflect a specific building period or construction type.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Gmada</i>	1-22-2015



37 Orben front façade.



Close up of entrance.



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SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2014.1506E
Project Title: 20 Vulcan Stairway
Zoning: RH-1 (Residential House, One-Family)
40-X Height and Bulk District
Block/Lot: 2626/045
Lot Size: 2,943 square feet
Project Sponsor: Kimberley O'Dowd; Boiled Architecture
(415) 766-0361
Staff Contact: Erik Jaszewski - (415) 575-6813
Erik.Jaszewski@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on the Vulcan Stairway, mid-way between Ord Street and Levant Street in the Castro/Upper Market neighborhood. The existing lot slopes downward towards Ord Court at a grade of approximately 26 percent and contains a 20.5-foot-tall, two-story-over-garage, single-family home built in 1928. The single car garage at the rear of the building is currently accessed via a winding driveway from Ord Court. The proposed project involves interior alterations and an addition of approximately 1,900 square feet to the existing 1,698 square-foot single-family home.

(Continued on next page)

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(2)).

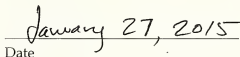
REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.


Sarah B. Jones
Environmental Review Officer


Date

GOVERNMENT
DOCUMENTS DEPT

JAN 30 2015

SAN FRANCISCO
PUBLIC LIBRARY

cc: Kimberley O'Dowd, Project Sponsor
Allison Vanderslice, Preservation Planner
Supervisor Scott Wiener, District 8 (via Clerk of the Board)

Distribution List
Historic Preservation Distribution List
Virma Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

Exterior alterations include expansion of the building envelope both horizontally and vertically to add one story and approximately 1,900 square feet of additional area, creating a 35-foot-tall, approximately 3,600-square-foot building. The existing façade would be altered and expanded to follow the newly enlarged structure. The proposed project would expand the existing garage to allow for two parking spaces by excavating horizontally into the slope beneath the existing building. Furthermore, the interior of the building would be fully remodeled, adding bedrooms, bathrooms, and other living space.

Project Approvals

The proposed project would require the following approvals:

- **Building Permit** (*Department of Building Inspection*). The proposed project would require approval from DBI for a building permit.

Approval Action: The proposed project is subject to notification under Section 311 of the Planning Code. If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. If no Discretionary Review is requested, the issuance of a building permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

Historic Resources. The proposed project involves alteration of a building constructed in 1928, which is considered a Category B – potential historic resource by the Planning Department. In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 20 Vulcan Stairway is an historic resource as defined by CEQA. A property may be considered an historic resource if it meets any of the California Register of Historical Resources criteria related to (1) Events, (2) Persons, (3) Architecture, or (4) Information Potential that make it eligible for listing in the California Register of Historical Resources, or if it is considered a contributor to a potential historic district.

As the proposed project would involve alteration of a property over 45 years old, the Department has prepared a Preservation Team Review (PTR) Form¹ to evaluate relevant information and determine the property's historic resource eligibility. The Department finds that the subject property does not appear to be eligible for inclusion on the California Register as an individual resource or as a contributor to a historic district, as further discussed below.

The 20 Vulcan Stairway site contains a 20.5-foot-tall single-family residence that was built in 1928 and consists of wood-frame construction, a flat roof, and stucco and horizontal wood board cladding. The area surrounding the subject property is exclusively residential and primarily characterized by attached, two- to three-story single-family homes.

¹ Preservation Team Review Form. Allison Vanderslice. December 19, 2014. A copy of this document is attached.

The 20 Vulcan Stairway property is not associated with any significant events in San Francisco or the Castro/Upper Market neighborhood. Therefore, the property is not eligible for listing in the California Register under Criterion 1 (Events).

The subject building does not appear to be associated with any significant individuals. Therefore, the property is not eligible for listing in the California Register under Criterion 2 (Persons).

The building is not a significant example of a type or period. The building was constructed by Harvey E. Harris. Harris is not identified as a master architect, and this property does not qualify as a significant example of his work. Therefore, the property is not eligible for listing in the California Register under Criterion 3 (Architecture).

The subject property is not likely significant under Criterion 4, since this significance criterion typically applies to rare construction types when the proposed project involves the built environment. The subject property is not an example of a rare construction type and would therefore not be eligible for listing in the California Register under Criterion 4.

The subject block facing the Vulcan Stairway consists of a mix of residential building styles and types with a range of massing and construction periods. Due to the lack of cohesion along the stairs and along surrounding blocks, the properties along the stairway do not appear to be part of a potential historic district. Furthermore, there is no previously identified historic district in this area. Therefore, the subject property is not a contributor to an existing or potential historic district.

In light of the above, the property is not eligible for listing in the California Register either individually or as a contributor to an historic district. Planning Department staff has thus determined the property at 20 Vulcan Stairway is not an historical resource as defined by CEQA. Therefore, the proposed alteration of the existing structure at 20 Vulcan Stairway would not have a significant impact related to historic resources.

Geology. The project is located on a slope of approximately 26 percent and involves excavation of approximately three feet below grade to accommodate the proposed garage-level expansion. The project is not located in a liquefaction or landslide hazard zone, and is not in an otherwise geologically hazardous area as identified in the Community Safety Element of the San Francisco Master Plan.² A Geotechnical Investigation Report was prepared by a registered professional geotechnical engineer to investigate subsurface soil conditions and determine the suitability of development on the site from a geotechnical standpoint.³ The investigation involved (1) a reconnaissance of the site and vicinity; (2) sampling and logging three exploratory test borings; (3) laboratory testing conducted on selected samples of the earth materials recovered from the borings; (4) a review of published geotechnical and geologic data pertinent to the project area; (5) and geotechnical interpretation and engineering analyses.

² This map indicates areas in which one or more geologic hazards exist.

³ Michelucci & Associates, Inc., Geotechnical Consultants. *Geotechnical Investigation Proposed New Residence 20 Vulcan Stairs San Francisco, California*. Geotechnical Report. September 8, 2014. This report is available for review as part of Case No. 2014.1506E.

The report noted that the primary geotechnical concerns are establishing the foundation in competent earth materials, which may necessitate shoring and dewatering of the site's wet and compressible soil prior to excavation. The report determined that the site is suitable for the proposed project, provided adherence to the report's recommendations. Implementation of the geotechnical report recommendations would not result in any significant impacts.

The proposed project would be required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the Department of Building Inspection (DBI) permit review process. DBI would review background information including the Geotechnical Investigation Report to ensure that the security and stability of adjoining properties and the subject property are maintained during and following project construction. Therefore, potential damage to structures from geologic hazards such as landslide hazards and seismic stability of the project site would be addressed through the DBI requirement for a geotechnical or other subsurface report and review of the building permit application pursuant to its implementation of the Building Code.

In light of the above, the proposed project would not result in a significant effect related to seismic and geologic hazards.

Exemption Class

State CEQA Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for up to 10,000-square-foot additions to existing structures provided that public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive. Public services are available to support maximum development on the project site, and the site is not located in an environmentally sensitive area.⁴ The project involves additions of approximately 1,900 square feet (below the 10,000-square-foot limit) which would be fully accommodated by available public services. While the site is located on a slope, this condition is not considered environmentally sensitive. Therefore, the project qualifies for exemption from further CEQA review under Class 1.

Summary

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

⁴ San Francisco Planning Commission Resolution No. 14952 (adopted August 17, 2000) defines an environmentally sensitive area as one that is historically significant or subject to a landslide hazard.



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date:	12/19/2014	Date of Form Completion	12/19/2014
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PROJECT INFORMATION:

Planner:	Address:	
Allison Vanderslice	20 Vulcan Stairway	
Block/Lot:	Cross Streets:	
2626/045	Levant and Ord Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2014.1506E

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	July 6, 2014
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PROJECT ISSUES:

- ☒ Is the subject Property an eligible historic resource?
- ☐ If so, are the proposed changes a significant impact?

Additional Notes:

Horizontal and vertical additions, excavate for expansion at garage level, replacement of windows, reconfiguring entrances, and full interior remodel.
A Supplemental Information for Historic Resource Determination form (Supplemental) was submitted by the project sponsor to aid this review.

PRESERVATION TEAM REVIEW:

Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

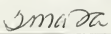
20 Vulcan Stairway is a single-family residence constructed in 1928 on the north side of the Vulcan Stairway in the Caster/Upper Market neighborhood. This two-story-over-garage, wood-frame, residential building is topped with a flat roof and clad with both stucco and horizontal woods board. The building has minimal architectural detailing. Alterations to the building appear to consist of the insertion of a garage, some window replacement, reconfiguring entry doors, removal of architectural detailing, and recladding. Based on the information provided in the Supplemental form and additional research by Department staff, the subject property at 20 Vulcan Stairway is not an historical resource under CEQA.

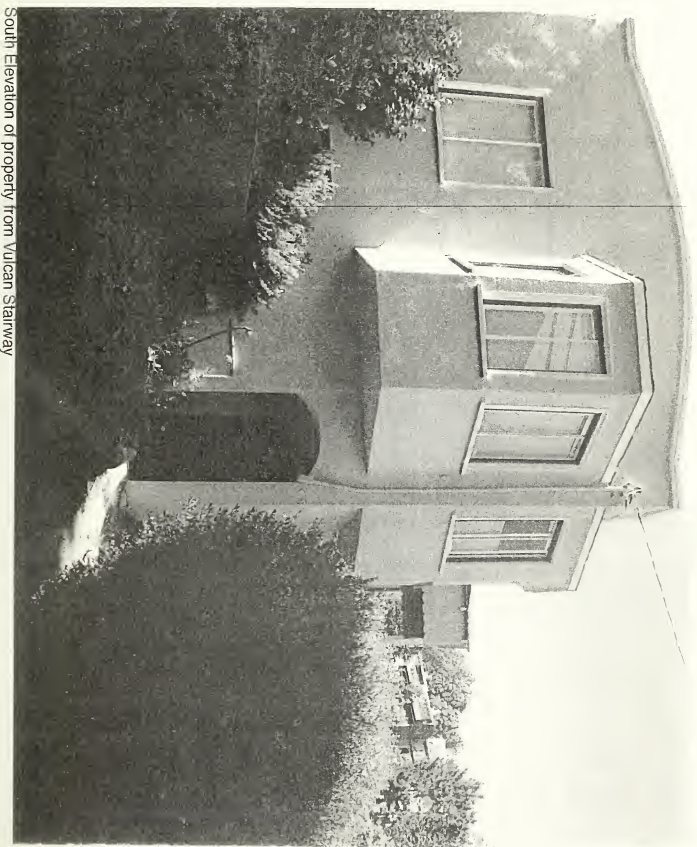
Constructed in 1928, the subject building post-dates the initial development of the neighborhood and is not associated with significant events in the Caster/Upper Market neighborhood or San Francisco generally. Therefore, the subject building is not significant under Criterion 1. The subject building is not eligible under Criterion 2, as the building does not appear to be associated with any significant individuals.

The subject property is not significant under Criterion 3. The building is not a significant example of a type or period. The building was constructed by Harvey E. Harris. Harris trained under John Galen Howard and was a partner at Antonovich & Harris prior to WWI and continued working on residential project in San Francisco for several decades. Review of Department records did not identify Harris as a master architect nor would this property qualify as a significant example of his work.

The subject building is not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

The subject block faces along Vulcan Stairway consists of a mix of residential building styles and types with a range of massing and periods of construction. Due to the lack of cohesion along the stairs and along the surrounding blocks, the properties along the Vulcan Stairway do not appear to be part of a potential historical district. No previously identified historic district was found in this area.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	12-23-2014



South Elevation of property from Vulcan Stairway



PROPOSE

Project

Case No.

20

☒ Ad

Alt

Project

Department

Subject

STEP 1

TO BE

Note

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STEP 2

TO BE

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SAN FRANCISCO PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
49 Hopkins Ave.		2799/042
Case No.	Permit No.	Plans Dated
2014.1567E	201407252157	10/8/2014
☒ Addition/ Alteration	☐ Demolition (requires HIRER if over 45 years old)	☐ New Construction
☐ Project Modification (GO TO STEP 7)		
Project description for Planning Department approval. Remove pool and pool enclosure. Expand enclosed one-vehicle garage to include existing adjacent exterior single parking space. Add third floor. Remove front wall enclosure.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: <u>September 2014</u> (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Justin A Greving		Signature: Justin Greving
Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Digitally signed by Justin Greving DN: cn=org, dc=slgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@slgov.org Date: 2015.02.02 13:10:45 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



Pres

PRO

Plan

Section

Block

LINES

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SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date:		Date of Form Completion	1/30/2015
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PROJECT INFORMATION:

Planner:	Address:	
Justin Greving	49 Hopkins Avenue	
Block/Lot:	Cross Streets:	
2799/042	Burnett and Corbett avenues	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.1567E

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:

☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction
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PROJECT DESCRIPTION:

DATE OF PLANS UNDER REVIEW: 10/8/2014

PROJECT ISSUES:

- ☒ Is the subject Property an eligible historic resource?
- ☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Historic Resource Evaluation prepared by William Kostura (dated September 2014)

Proposed Project: Remove pool and pool enclosure. Expand enclosed one-vehicle garage to include existing adjacent exterior single parking space. Add third floor. Remove front wall enclosure.

PRESERVATION TEAM REVIEW:

Historic Resource Present	☐ Yes	☒ No *	☐ N/A
Individual	Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No		
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No		
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No		
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No		
Period of Significance: n/a	Period of Significance: n/a		
☐ Contributor ☐ Non-Contributor			

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation (HRE) prepared by William Kostura (dated September 2014) and information found in the Planning Department files, the subject property at 49 Hopkins Avenue contains a one-story over garage wood-frame single-family residence constructed in 1936 (source: building permit). The subject property was designed by master architect Richard Neutra for Lewis Largent and his wife, who went by the name Lydia Frederica Fuller-Largent. Largent was a salesman for Davis and Dunn while his wife was an artist and teacher who also served as a Board of Education Supervisor. It appears Lewis moved away sometime after 1940 while the property was transferred in Lydia's name. Although Lydia appears to have had some success as an artist, the location of her art is unknown. In 1962 the subject property was purchased by Howard Stegman, an accountant, who owned it for less than a decade before selling it to Robert T. Sorensen, a music teacher, in 1971.

Known exterior alterations to the subject property include construction of a 20' long retaining wall (1959, likely the wall south of the driveway), fire damage repair including window and door replacement (1968), construction of a swimming pool south of the house (1985), enclosure of the swimming pool including the addition of a glass and concrete block wall along Burnett Avenue (1993), and replacement of eight windows not visible from the street (2004). In 2002 a permit was filed for the legalization of an additional masonry wall. Visual inspection reveals that at an unknown date a balcony was constructed over the carport and a second story addition was constructed above the garage.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). Although Lydia Fredericka Fuller-Largent may have had some success as an artist there is no indication she made a significant contribution to the art community on the local, state, or national level.

(see continuation sheet)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	1-30-2015

(continuation sheet)

Although Neutra's influence in the Modern architectural movement is undisputed, not every house designed by him is significant. Although it appears the subject property was the first house in San Francisco designed by Neutra, it did not receive the media attention of some other better known works by him in the City. In his seminal book on Neutra titled, *Richard Neutra and the Search for Modern Architecture*, architectural historian Thomas Hines states, "the clapboarded Largent house of 1935 was designed to fit a long narrow corner hillside lot on Twin Peaks, and combined older memories of clapboarded, vertically attenuated Victorian San Francisco with typically Neutra fenestration and detailing."¹ Neutra designed four other residences in San Francisco: the Darling house (1937), the Ford-Aquino house (1937, remodel of an existing Edwardian townhouse), the Schiff house (1938), and the Kahn house (1940). With regard to these other houses, Hines goes in greater detail and describes their history, ownership, and includes photographs taken by Julius Shulman of the Darling, Schiff, and Kahn house.² While there is much information about the history of patronage by the other owners of San Francisco Neutra houses, very little can be said about the Largent house and it does not appear to have been a significant commission for Neutra.

The subject property has also been altered so that it is impossible to know the original design intention of Neutra. If the Largent house was a competent execution by Neutra and retained integrity, it might be significant as his first commission in San Francisco. However, there isn't sufficient evidence to document the original appearance of the building. An aerial photo from 1938 shows a simple rectangular form and a small extension where the garage is currently located. Other original elements of the subject property included a band of steel sash windows along the east elevation below a slightly peaked roof and clapboard siding on the exterior elevations. Research has not uncovered original photographs of the subject property to determine its original appearance and it is difficult to compare with the other houses designed by Neutra in San Francisco. However, given Neutra's reputation as a media savvy architect, if the Largent house was a significant commission, there would likely be more original documentation surrounding its construction in the form of journal articles and historic photographs.

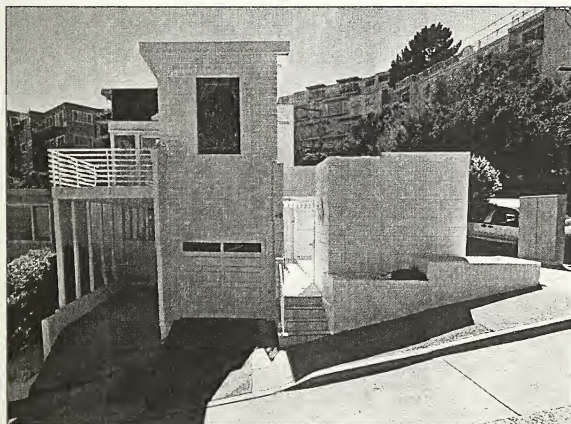
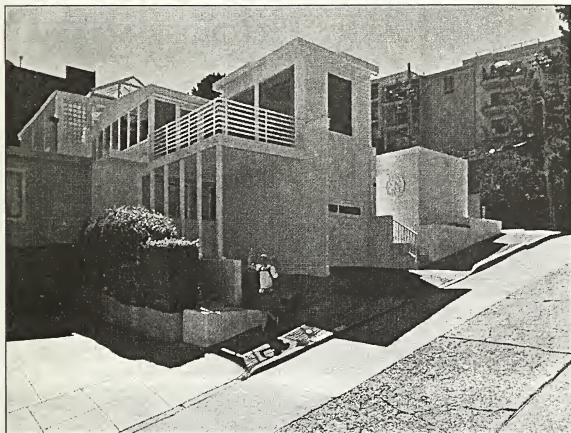
Furthermore, although it may have been significant as Neutra's first commission in San Francisco, the Largent house no longer retains integrity to convey that significance. Planning staff performed a site visit to determine the extent of alterations on the exterior and interior of 49 Hopkins on January 29th. Due to the substantial additions to the rear and primary elevations, as well as removal of most original exterior and interior building fabric, the subject property no longer reads as an International Style house designed by one of California's most important Modern architects. Alterations and additions have compromised the integrity of the Largent house's workmanship, design, materials, feeling, and association, although it retains integrity of setting and location. Therefore the subject property would not qualify individually for listing in the California Register under Criterion 3.

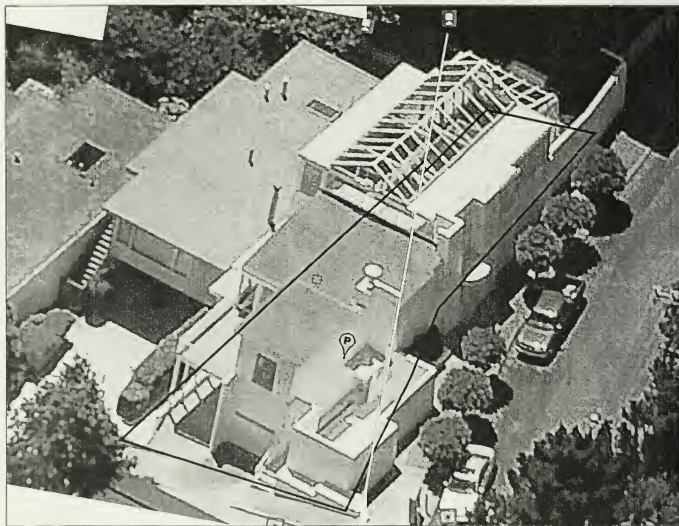
¹ Thomas S. Hines, *Richard Neutra and the Search for Modern Architecture* (New York: Rizzoli, 2005), 160.

² Hines, 160-165.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Twin Peaks neighborhood on a block that exhibits mostly non-descript apartment buildings constructed during the 1960s and 1970s in no identifiable architectural style. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.





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PLANNING DEPARTMENT

FEB 09 2015

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3750 21st Street		3604/020	
Case No.	Permit No.	Plans Dated	
2014-003248ENV		12/11/2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Conversion of existing 1st story from storage to habitable space; a new 3rd story vertical addition; a new addition of basement level with garage; rear-yard horizontal addition; new front façade; excavation and full foundation replacement; interior remodel throughout.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone—as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation</i> Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Laura Lynch	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 5.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 1/30/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.		
☒	No further environmental review is required. The project is categorically exempt under CEQA.		
<table border="1"> <tr> <td>Planner Name: Justin A Greving</td> <td>Signature: Justin Greving</td> </tr> </table>		Planner Name: Justin A Greving	Signature: Justin Greving
Planner Name: Justin A Greving	Signature: Justin Greving		
Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.			
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.			

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



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SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	1/23/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	3750 21st Street	
Block/Lot:	Cross Streets:	
3604/020	Rayburn and Sanchez streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014-003248ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	12/11/2014
-----------------------------	------------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Tim Kelley Consulting (dated November 2014) Proposed Project: Conversion of existing 1st story from storage to habitable space; a new 3rd story vertical addition; a new addition of basement level with garage; rear-yard horizontal addition; new front façade; excavation and full foundation replacement; interior remodel throughout.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	n/a	Period of Significance:	n/a	
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Tim Kelley Consulting (dated November 2014) and information found in the Planning Department files, the subject property at 3750 21st Street contains a one-story over garage wood-frame single-family residence constructed in 1954 (source: building permit). The subject property was built by Harold Nelson in an indiscernible architectural style. Hobert Nelson, a homicide investigator for the San Francisco Police Department, and his wife Yvonne, moved into the subject property soon after its completion. The subject property remained in the Nelson family until it was sold to Dennis and Linda Bruno in 1977. Known exterior alterations include a partial deck enclosure (1963), installation of a deck and shingles on the primary façade (1970), mudsill and pier replacement (1977), and reroofing (2013).

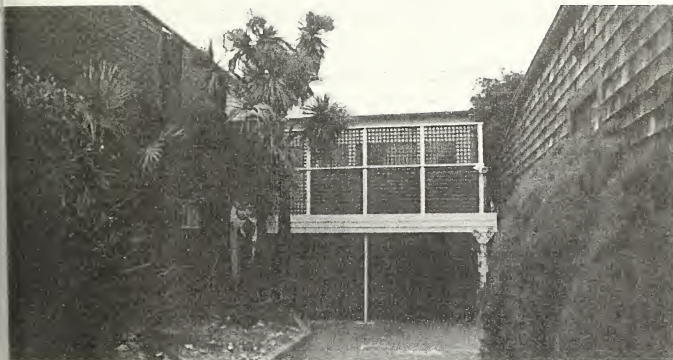
No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject property is a vernacular building that is of an unremarkable style and is not distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Noe Valley neighborhood on a block that contains a variety of architectural styles, construction dates ranging from the early twentieth century to the early 1960s, and subsequent alterations to the earliest buildings. As a whole, the subject block does not constitute a grouping of buildings that reflect a specific building period or construction type.

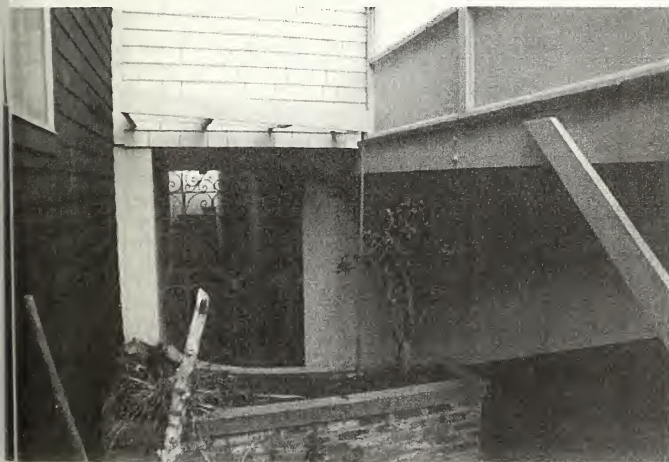
Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	1-30-2015

Photographs of Subject Property



Primary Facade, 3750 21st Street



Detail: gate to tunnel entryway



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Case No.

2014

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STEP 2

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SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT.

FEB - 9 2014

CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
612 Arlington St.		6745/001A
Case No.	Permit No.	Plans Dated
2014-003252ENV		11/21/2014
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction
☐ Project Modification (GO TO STEP 7)		
Project description for Planning Department approval. Replace existing exterior front stair with new enclosed stair. Add new front door at ground floor. Replace existing aluminum window with new aluminum clad wood window and add new aluminum clad roof fixed window on front façade.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maheer program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maheer layer).</i>
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Laura Lynch	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 1/30/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Justin A Greving		Signature: Justin Greving
Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.02.02 13:49:06 -08'00'
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



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SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	1/28/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	612 Arlington Street	
Block/Lot:	Cross Streets:	
6745/001A	Wilder and Bosworth streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014-003252ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	11/21/2014
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Carl Scheidenhelm (dated 12/22/2014)	
Proposed Project: Replace existing exterior front stair with new enclosed stair. Add new front door at ground floor. Replace existing aluminum window with new aluminum clad wood window and add new aluminum clad rood fixed window on front façade.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 -Persons:	☐ Yes ☒ No	Criterion 2 -Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:	n/a	Period of Significance:	n/a
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Carl Scheidenhelm (dated December 22, 2014) and information found in the Planning Department files, the subject property at 216 Arlington Street contains a one-story over garage single-family wood-frame dwelling constructed in 1938 (source: building permit). The subject property was originally constructed by Harold Barber in the Mediterranean Revival architectural style with an angled stair. The subject property was originally owned by John and Anna Erickson. Known exterior alterations to the property include termite damage repair including removal and replacement of stucco (1960), window replacement on the primary façade with aluminum windows (1981), and garage door replacement (1990). Visual inspection reveals that a decorative gable over the exterior stair may have been removed.

The subject property was previously surveyed as part of the Glen Park Community Plan in 2010 and while it was not assigned a status code, it was not determined eligible for listing in the California Register under any criteria. No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject property is a standard building form for properties constructed in San Francisco during this period, most often constructed in consecutive rows of speculative development in the outlying Sunset district areas rather than as infill of single lots. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Glen Park neighborhood on a non-descript block that faces the 280 Freeway. Previous survey of the area determined the immediate vicinity is not a historic district although there are individual eligible resources such as the Glen Park Bart Station and the Glen Park Elementary School.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	1-30-2015

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Page 1 of 1
Review Code Reviewer Date
Resource Name or #, 612 Arlington Street

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

and (P2b and P2c or P2d Attach a Location Map as necessary)

b. USGS 7.5' Quad: San Francisco North

Date: 1995

a. County: San Francisco

c. Address: 612 Arlington Street

City: San Francisco

City: San Francisco

% of Sec

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B.M.

d. UTM: Zone: 10

mE

mN (G.P.S.)

e. Other Locational Data APN: Block 6745, Lot 001A

Elevation

P3a. Description:

This two-story, single-family residence is rectangular in plan. The wood frame building has stucco cladding and a flat roof with a parapet. Notable features on the façade's first story include a single-car garage with a roll-up door, a wood-sash fixed window with a metal grille, and an exterior staircase with a closed rail that leads to the second-story entrance. An asymmetrical gabled bay with a clay tile-clad roof projects over the first story garage and contains a tripartite window with metal sash, slider and a metal balcony. Notes: Alterations to the residence include the replacement of the garage door and select windows. A ghost outline over the second story, wood-sash fixed window and main entrance indicates additional gables may have been removed.

P3b. Resource Attributes: HD02: Single family property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (specify etc.):

P5a. Photo or Drawing



P5b. Description of Photo

View of the façade from Arlington Street;
June 2, 2009

P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both
Constructed in 1938. Source: San Francisco
Department of Building Inspection

P7. Owner and Address:

Delojevici, Mary A. Trustee
612 Arlington Street
San Francisco, CA 94101

P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

P9. Date Recorded:

June 2, 2009

P10. Survey Type: Reconnaissance

P11. Report Citation: Carey & Co. Inc., Historic Resource Evaluation Report, Draft City Park Commission Plan, San Francisco, (June 3 December 2009)

Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Mining Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (specify)



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SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

FEB - 9 2015

CEQA Categorical Exemption Determination

SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
370 Parnassus Ave.		1275/032	
Case No.	Permit No.	Plans Dated	
2014-002942ENV	201412042987	12/1/14	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Add third floor to existing residence and medical office building. Expand basement level; relocate office use from basement to ground floor; relocate garage entrance and add one parking space.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☒	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone—as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Laura Lynch	
Mahe Application accepted 12/30/2015	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: <u>March 2014</u> (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☐	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Justin A Greving		Signature: Justin Greving
Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Digitally signed by Justin Greving DN: dc-org, dc-sfgov, dc-cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.02.02 13:28:20 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



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SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	1/29/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	370 Parnassus Avenue	
Block/Lot:	Cross Streets:	
1275/032	Hillway and Medical Center avenues	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014-002942

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	12/1/2014
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by VerPlanck Historic Preservation Consulting (dated March 2014)	
Proposed Project: Add third floor to existing residence and medical office building. Expand basement level; relocate office use from basement to ground floor; relocate garage entrance and add one parking space.	

PRESERVATION TEAM REVIEW:	
Historic Resource Present	
☐ Yes ☒ No * ☐ N/A	
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: n/a
☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation (HRE) prepared by VerPlanck Historic Preservation Consulting (dated March 2014) and information found in the Planning Department files, the subject property at 370 Parnassus Avenue contains a two-story over garage wood-frame single-family residence constructed in 1918 (source: building permit). The subject property was constructed by Fernando Nelson & Sons and features a number of applied decorative details that refer to different architectural styles. Soon after its construction the building was purchased by Herman and Frieda Adam. Herman Adam was Vice-President of the California Card Manufacturing Company. Although the Adams moved to Mill Valley in the early 1930s, they rented out 370 Parnassus Avenue to Jessie Unwin who ran a small nursing home in the building until 1962. Known exterior alterations to the property include the addition of a fire escape (1958). Visual inspection reveals the original porch balustrade may have been replaced with a metal balustrade and the main door has been replaced.

The subject property was surveyed as part of the 1976 San Francisco Planning Department Architectural Quality Survey and was assigned a summary rating of 0/1, indicating it may have stood out in the context of the surrounding UCSF Parnassus Campus. No known historic events occurred at the subject property (Criterion 1). The subject property was built as one of 50 speculative properties developed by Fernando Nelson & Sons as part of Parkwood Heights, and is not individually significant in this context. None of the owners or occupants have been identified as important to history (Criterion 2). The building reads as a stucco box with applied ornament and is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Inner Sunset neighborhood and has been encroached on all sides by the UCSF Parnassus Campus. Although there is a small portion of the original development that may be significant at Hill Point Avenue, the remaining portion of this development has been obliterated by the surrounding campus. If there was an eligible historic district aligned around Hill Point Avenue, the subject property would be outside of the district boundaries.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	1-30-2015

HISTORIC RESOURCE EVALUATION

370 PARNASSUS AVENUE

San Francisco, California



March 2014

Prepared by



Verplanck

HISTORIC PRESERVATION CONSULTING

San Francisco, California





SAN FRANCISCO PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
734 Andover Street		5809/007
Case No.	Permit No.	Plans Dated
2014.1480E	201409196826	09/18/14
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction
		☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Vertical addition of 9'-2", new garage and basement at ground level, and horizontal addition at front of the single-family building.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone—as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Joy Navarrete	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces .
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 1/12/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Justin A Greving Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project		Signature: Justin Greving Digitally signed by Justin Greving DN: cn=greving, o=San Francisco Planning Department, ou=City Planning, email=Justin.Greving@sfgov.org, date=2015.01.13 10:28:52 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion	1/8/2015
---------------------------------	-------------------------	----------

PROJECT INFORMATION:		
Planner:	Address:	
Justin Grevig	734 Andover Street	
Block/Lot:	Cross Streets:	
5809/007	Crescent and Benton avenues	
CEQA Category:	Art. 10/11:	BPA/Case No.:
b	n/a	2014.1480E

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	9/18/2014
------------------------------------	-----------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Tilde Herrera (dated September 19, 2014)	
Proposed Project: Vertical addition of 9'-2", new garage and basement at ground level, and horizontal addition at front of the single-family building.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:	n/a	Period of Significance:	n/a
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

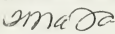
PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Tilde Herrera (dated September 19, 2014) and information found in the Planning Department files, the subject property at 734 Andover Street contains a one-story wood-frame single-family home constructed ca 1907 (source: water tap records). The subject property was constructed by an unknown architect/builder in the vernacular architectural style for the original owner James C. Hurley, and his wife Rosetta. Hurley held a number of jobs including teamster, solicitor, and ironworker, while his wife was a seamstress. Known exterior alterations to the property include window replacement on side of the building (2001), front deck renovation (2002), and floor joist reinforcement (2011). Visual inspection reveals that the property has had a number of rear additions and alterations over time, most appear to have taken place between 1913 and 1938 as evidenced in Sanborn maps and historic aerial photographs.

No known historic events occurred at the subject property (Criterion 1). No evidence has been uncovered that indicates the building was an earthquake shack which has been confirmed by visual inspection of exterior and interior spaces. None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Bernal Heights neighborhood on a block that exhibits a variety of architectural styles and construction dates from ca. 1890 to 1992. Many of the buildings were constructed near the turn of the 20th century, although nearly all the early buildings have been substantially altered from their original appearance. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings and the area does not appear to qualify as a historic district under Criterion 3 (design). No analysis was completed for potential district significance under Criterion 1 (events) associated with the development of Bernal Heights neighborhood. This context would need to be established through an intensive neighborhood survey.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	1-12-2015







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CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3492 Folsom Street		5703/008	
Case No.	Permit No.	Plans Dated	
2014-001295ENV		9-16-2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. REMOVE EXISTING SIDE YARD ENTRY STAIR AND SECOND STORY DOOR. NEW SIDE YARD ENTRY FENCE			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Laura Lynch	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR Form dated 1/30/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: cn=Gretchen Hilyard, o=City of San Francisco, ou=City Planning, email=gretchen.hilyard@sf.gov, c=US	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 - CEQA Impacts ☐ Step 5 - Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Gretchen A. Hilyard		Signature: Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: cn=Gretchen Hilyard, o=City of San Francisco, ou=City Planning, email=gretchen.hilyard@sf.gov, c=US Date: 2015.02.03 13:58:10 -0800
Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	1/22/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	3942 Folsom Street	
Block/Lot:	Cross Streets:	
5703/008	Jarboe Ave	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014-001295ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	9/16/2014
------------------------------------	-----------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information Form for Historic Resource Evaluation for 3942 Folsom Street by Karen Curtiss, dated October 16, 2014.	
Proposed project: remove existing side yard entry stair and second story door. New side yard entry fence.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:		Period of Significance:	
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Air 10/Air 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

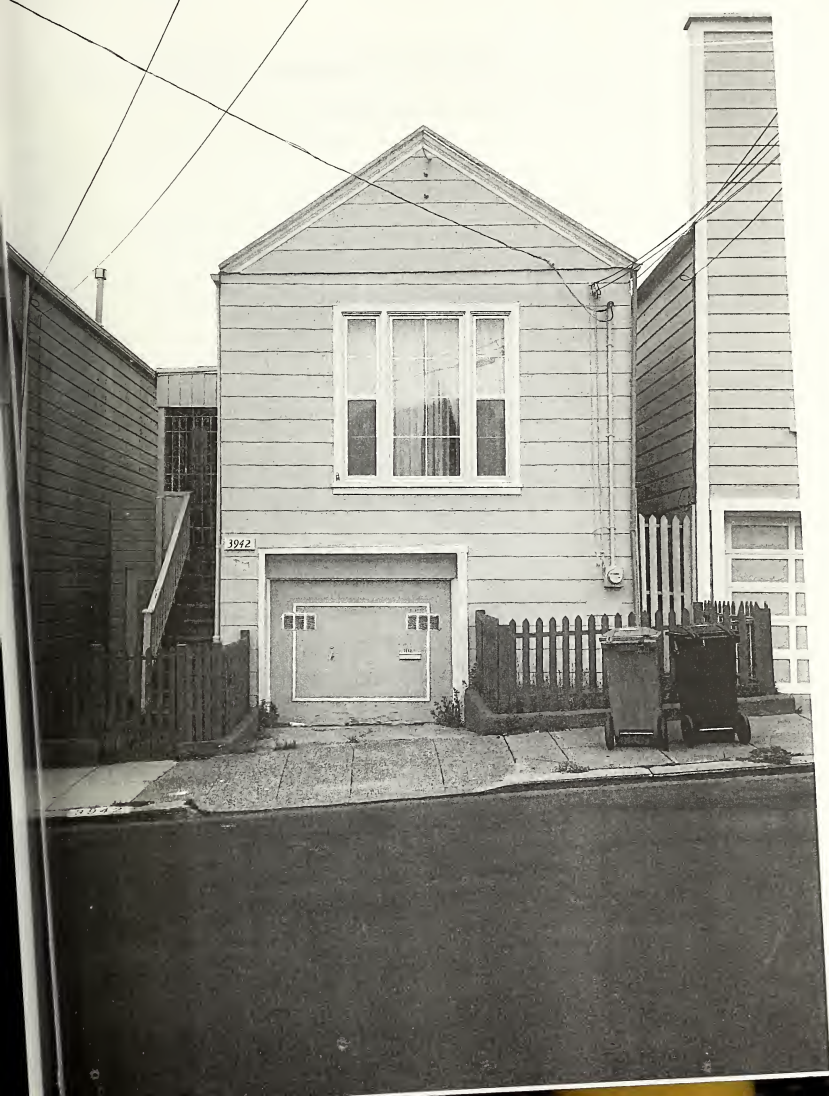
According to the Supplemental Information Form for Historic Resource Determination prepared by Karen Curtiss (dated October 14, 2014) and information found in the Planning Department files, the subject property at 3942 Folsom Street contains a 1-story-over garage; wood frame, single-family residence constructed in ca. 1897 (source: water tap record) in a Vernacular architectural style. Known alterations to the exterior of the property include: a bathroom addition (1939), enlargement of the porch (ca. 1930), and application of asbestos shingles to the front and side of building (1940). Visual inspection reveals that the windows were also replaced and a garage was inserted at unknown dates.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a non-descript example of a Vernacular single-family residence. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Bernal Heights neighborhood on a block that exhibits a great variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Jim A. Dr.</i>	<i>1-30-2015</i>







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PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
794 Rhode Island St.		4073/011	
Case No.	Permit No.	Plans Dated	
2014.0955E		4/17/2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Third-floor addition and change of use from single-family home to two residential units.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☒	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☒	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

Construction activities are subject to the Dust Control Ordinance requirements contained in San Francisco Health Code Article 22B and San Francisco Building Code Section 106.A.3.2.6. Requirements of the Dust Control Ordinance include, but are not limited to, watering to prevent dust from becoming airborne, sweep or vacuum sidewalks, and cover inactive stockpiles of dirt. These measures ensure that serpentine dust does not become airborne during construction. Project complies with Title 24 noise standards (FHA acoustical analysis, 8/7/14).

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

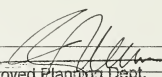
Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces .
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☒	9. Reclassification of property status to Category (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: <u>2/6/15</u> (attach HRER) <i>SIGNED BY SENIOR PRESERVATION PLANNER</i> b. Other (specify):

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

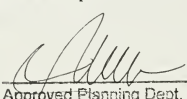
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

Comments (optional):

Preservation Planner Signature: 

Approved Planning Dept. Doug Vu

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: <u>DOUG VU.</u>		Signature or Stamp:  <u>2-6-15</u> Approved Planning Dept. Doug Vu
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	N/A	Date of Form Completion	2/6/2015
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PROJECT INFORMATION:

Planner:	Address:		
Doug Vu	794 Rhode Island Street		
Block/Lot:	Cross Streets:		
4073/011	19th & 20th Streets		
CEQA Category:	Art. 10/11:	BPA/Case No.:	
B	N/A	2014.0955E	

PURPOSE OF REVIEW:

PROJECT DESCRIPTION:

☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration	☐ Demo/New Construction
---------------------------------------	-------------------------------------	---------------------------------------	----------------------------------	---

DATE OF PLANS UNDER REVIEW:	April 17, 2014
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PROJECT ISSUES:

- ☐ Is the subject Property an eligible historic resource?
- ☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA		☐ Yes	☒ No *	☐ N/A
Individual	Historic District/Context			
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Kevin Hackett (signed 4/21/2014) and additional literature/permit research conducted by Department staff, the subject corner property at 794 Rhode Island Street was originally improved with a residential structure constructed by Oscar Heyman and Brothers, and demolished in 1949. The existing single-family dwelling on the property was originally constructed circa 1930 (estimated per deed entries from the Assessor's records) and was located at 485 San Bruno Avenue before being moved to the subject property in 1949. This Mission/Spanish Revival style residence consists of two stories, has a stucco-clad exterior, a flat roof finished with terra-cotta tiled roof eaves, and an offset elevated second-floor entrance with terrazzo steps leading to a vestibule. The primary facade includes two hung windows and a service door to the east at the first floor, and the second floor has a projecting arched bay with five hung windows that are each topped with a cartouche. No architect or builder of record could be identified for this building. Permit records document routine maintenance, replacement of the garage door in 1960, and replacement of the entry steps in 1999. Undocumented alterations include a small breakfast room addition behind the kitchen at an unknown date. The combination of these alterations has resulted in an existing building that lacks architectural integrity.

The subject dwelling does not possess distinctive characteristics of a type, period, method of construction, work of a master, or high artistic values. Furthermore, alterations have compromised its architectural integrity. Therefore is not architecturally distinct such that it would qualify for listing in the California Register under Criterion C/3.

No known historic events occurred at the property that would qualify it for listing under Criterion A/1 because any identifiable events of interest are limited to private family history, and none of the owners or occupants have been identified as important to the local, regional, state or national history to qualify it for listing under Criterion B/2.

The subject property is not located within the boundaries of any designated or previously identified potential historic districts, and would not qualify as a newly identified potential historic district.

Therefore, 794 Rhode Island Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Dma</i>	<i>B-6-2015</i>

796 Rhode Island St
San Francisco, California

Street View - Jan 2015

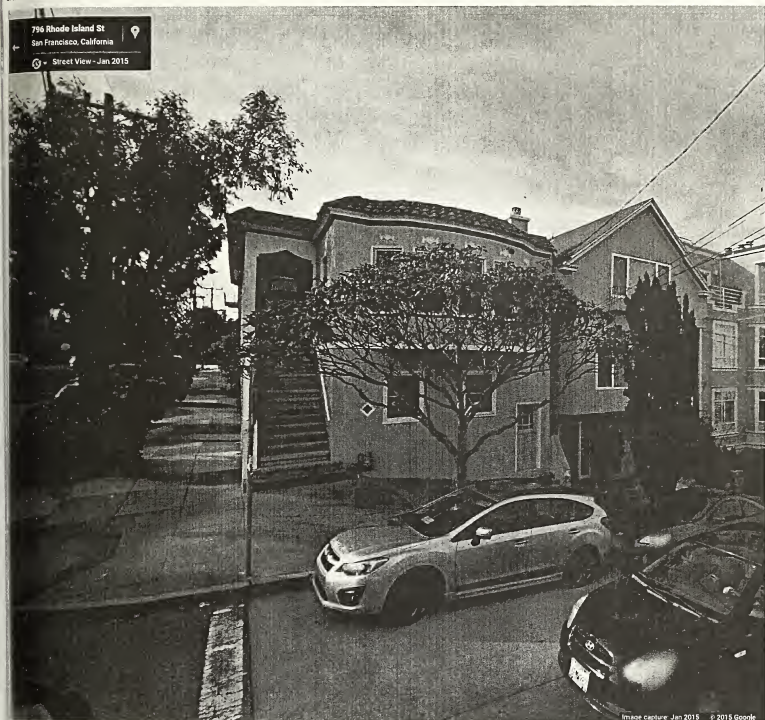


Image capture: Jan 2015 © 2015 Google





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2013.1521E
Project Title: 22-24 Ord Court
Zoning: RH-2 (Residential – House, Two Family)
40-X Height and Bulk District
Block/Lot: 2619/066 and 067
Lot Size: 5,884 square feet
Project Sponsor: Aidin Massoudi, SIA Consulting Corporation
(415) 922-0200
Staff Contact: Christopher Espiritu – (415) 575-9022
Christopher.Espiritu@sfgov.org

1650 Mission St.
Suite 400
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Planning
Information:
415.558.6377

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PROJECT DESCRIPTION:

The proposed project includes the construction of two new single-family residences to be located within the rear yards of two adjacent lots, Assessor's Block 2619 Lots 066 and Lot 067, at 22 and 24 Ord Court. The lots are comprised of two existing buildings: a three-story, three bedroom, single-family residence on 22 Ord Court and a two-story, two-bedroom, single-family residence on 24 Ord Court. The construction of the two proposed buildings would establish new frontages along States Street. Each of the proposed buildings would include a two-bedroom residential unit with two vehicle parking spaces. The proposed project would also include the expansion of the existing building at 22 Ord Court adding a new fourth floor, creating one new bedroom with a full bathroom. The proposed project is located on the block bounded by States Street to the north, Ord Court to the south, and Ord Street to the east, with no westbound throughway access, and is within the Castro/Upper Market neighborhood.

EXEMPT STATUS:

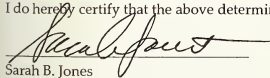
Categorical Exemption, Class 1 and 3 (California Environmental Quality Act (CEQA) Guidelines Section 15303).

REMARKS:

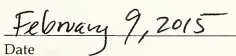
See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.


Sarah B. Jones

Environmental Review Officer


Date

cc: Aidin Massoudi, Project Sponsor
Tina Chang, Current Planner
Tina Tam, Preservation Planner

Virna Byrd, M.D.F.
Supervisor Wiener, District 8 (via Clerk of the Board)

PROJECT DESCRIPTION (continued):

The proposed expansion of the residence at 22 Ord Court would involve the addition of approximately 442 square feet (sq ft) to horizontally extend the existing third floor to the full building envelope and the addition of 460 sq ft for a new fourth floor. The existing building is three-stories, approximately 2,400 sq ft, and approximately 30 feet tall. The resulting building would be four stories, approximately 3,270 sq ft, and approximately 38 feet tall. No work is being proposed to the existing residence on the adjacent lot at 24 Ord Court. The proposed new single-family residences at the rear of 22 and 24 Ord Court would be approximately 3,285 sq ft and 3,220 sq ft, respectively, and both would be about 21 feet tall (two stories). The proposed buildings would each include two vehicle parking spaces in enclosed garages fronting States Street. The resulting buildings would both be two stories with full basement levels. The proposed project would include excavation to a depth of 23 feet below ground surface (bgs), but only for the two proposed residences located at the rear of the lots (fronting States Street).

Project Approvals

The proposed project would require the following approvals:

- Variance (*Zoning Administrator*) – The proposed project would require a Variance from the Planning Code rear yard requirements under Section 134 to allow the construction of a second dwelling unit within the rear yard.
- Site Permit (*Department of Building Inspection*) – The project would require approval of a Site Permit by the Department of Building Inspection (DBI)

Approval Action: The proposed project would be subject to notification under Section 311 of the Planning Code. If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a building permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

Historic Architectural Resources. The Planning Department's Historic Preservation staff evaluated the property at 22 Ord Court to determine whether the existing structure on the project site is a historical resource as defined by CEQA.¹ No historic evaluation was performed at 24 Ord Court, since no work is proposed on the existing building. According to information from Planning Department archives, and information provided in the Environmental Evaluation Application, including historic photographs, and building permit records, the existing building at 22 Ord Court lacks sufficient integrity and is not eligible as a historic resource under CEQA. The existing building was originally constructed as a two-story

¹ Tina Tam – Senior Preservation Planner, *Preservation Team Review Form, 22-24 Ord Court*, June 10, 2014. This report is available for review as part of Case No. 2013.1521E.

dwelling in 1954. A third-story addition was later constructed in the 1980's, resulting in a change to the building's scale, massing, and design. Based upon review of the adjacent block and immediate vicinity, there is an assortment of building types (buildings ranging from the early 1900's to the late 1950's) and varying appearances, which precludes the appearance of a potential historic district.

The property is not located within the boundaries of any listed historic districts. Therefore, the property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Based on the above, the Planning Department has determined that the proposed project would cause no adverse impacts to known or potential historic architectural resources.

Geotechnical. According to Planning Department records, the project site is not located within a Landslide Hazard Zone or Liquefaction Hazard Zone; however, the property is located on a site with a slope of approximately 20 percent or more. A Geotechnical Investigation was conducted for the property and is summarized below.²

The Geotechnical Investigation notes that the site slopes downward toward the southeast at an average inclination of about 1:1 (horizontal:vertical) and was likely graded during past development of the project site. Based on the soil samplings (borings) conducted, the project site is underlain by about four and a half to seven feet of loose to moderately compacted fill material, consisting of sandy clay with gravel. Beyond seven feet, soil samples found sandy clay colluvial stratum which extended from seven to nine and a half feet bgs, which consists of hard colluvium materials. Underlying the colluvium is chert bedrock which extends to the maximum depth explored of 12 feet. No groundwater was encountered in the soil sample. The Geotechnical Investigation concluded that the project site is suitable for the proposed project, noting that the primary geotechnical issues of concern are the presence of loosely to moderately compacted and undocumented fill and foundation selection, the control of surface water and subsurface groundwater, and seismic hazards. These concerns are addressed below.

Undocumented Fill / Foundation Selection. The Geotechnical Investigation noted that the fill materials identified in the soil samples (borings) have been present at the site for many years, however, the materials appeared to be of variable composition and density, and placed on-site without geotechnical engineering hillside fill placement techniques. Further, the fill is underlain by colluvial soils, which were also of variable composition, moisture, and density. These soils are considered weak and potentially compressible, and prone to differential settlement under the loads of new construction. Therefore the Geotechnical Investigation recommends that the structure be supported on a cast-in-place pier and grade beam system designed to resist lateral pressures generated from soil creep. A mat foundation may be used as an alternative if the spread footings are expected to cover a substantial portion of the building area. Drilled piers may be used to support the project or for shoring and underpinning, if required.

² PJC & Associates, Inc., *Geotechnical Investigation, Proposed Addition and Multi-Family Residential Units, 22 & 24 Ord Court, San Francisco, California, February 13, 2014*. This report is available for review as part of Case No. 2013.1521E.

Surface Runoff. The Geotechnical Investigation noted that given the presence of undocumented fill and compressible materials at the site, the control of surface runoff is critical for sloping topography. Uncontrolled surface runoff causes erosion and is detrimental to slope stability. The investigation recommended that provisions for control of surface runoff should be incorporated into the project plans and should be designed by an engineer specializing in drainage design. Additionally, the investigation noted that although groundwater or seepage was not encountered in the soil sampling, like most hillside sites, transitory seepage could develop during and following prolonged rainfall. Provisions to control subsurface seepage should be incorporated into the project.

Seismic Hazards. Because the project site does not lie within the Alquist-Priolo earthquake Fault Zone as defined by the California Division of Mines and Geology, the potential risk for damage to improvements at the site due to surface rupture from faults is low. Moreover, compliance with the Building Code would reduce potential impacts related to earthquake shaking. The project site does not lie within a potential liquefaction zone, and the earth materials encountered in the soil sample were not subject to liquefaction; thus, the project would have low potential for impacts related to liquefaction, and consequently, it would also have low potential for impacts related to lateral spreading.³ Furthermore, the project has a low potential to result in densification, as earth materials subject to densification do not exist beneath the site in sufficient thickness to cause this potential impact.⁴ Finally, the geotechnical investigation notes the project site is not located within an area of potential earthquake-induced landsliding and there were no observed evidence of active slope instability at the site. Thus, the project site has a low potential for damage to the proposed structure due to slope instability at the site.

The Geotechnical Investigation provided specific technical recommendations and requirements concerning site preparation and grading, seismic design, foundations, retaining walls, structural concrete slabs-on-grade, and site drainage. The report ultimately concluded that the project site is suitable to support the proposed project, provided that its recommendations are incorporated into the design and construction of the proposed project. The project sponsor has agreed to implement these recommendations, subject to Building Code requirements. The Geotechnical Investigation was conducted for a previous proposal on the project site. However, a Geotechnical Plan Review of the updated proposal was conducted on January 2015 and concluded that design changes to the project (as shown on plans dated January 22 and 26, 2015) conformed with the Geotechnical Investigation previously prepared for the project.⁵

The San Francisco Building Code ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the Department of Building Inspection (DBI) permit review process. Prior to issuing a building permit for the proposed project, the DBI would review the geotechnical report to ensure that the security and stability of adjoining properties

³ Lateral spreading or lurching is generally caused by liquefaction of marginally stable soils underlying gentle slopes.

⁴ Densification generally occurs in clean, loose granular soils during earthquake shaking, resulting in seismic settlement and differential compaction.

⁵ PJC & Associates, Inc., *Geotechnical Plan Review, Proposed Addition and Multi-Family Residential Units, 22 & 24 Ord Court, San Francisco, California, January 28, 2015*. This report is available for review as part of Case No. 2013.1521E.

and the subject property is maintained during and following project construction. Therefore, potential damage to structures from geologic hazards on the project site would be addressed through compliance with the San Francisco Building Code.

EXEMPT STATUS:

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption for minor alteration of existing public or private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Additionally, Class 1 exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would include the horizontal and vertical expansion of an existing single-family residence located at 22 Ord Court. Therefore, the proposed addition meets the criteria for exemption from environmental review under Class 1.

CEQA State Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction (or conversion) of small structures and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Additionally, Class 3 provides an exemption for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urban areas, the exemption also applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The proposed project would include the construction of two new dwelling units and would therefore meet the criteria for exemption under Class 3.

CONCLUSION:

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☐ No	
Defer to Residential Design Team:	☐ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

Based upon the information provided in the Environmental Evaluation application, including historic photo and building permit records, the subject building lacks sufficient integrity and is not eligible as a historic resource under CEQA. The subject building was originally constructed as a two-story dwelling in 1954. A third story addition was later constructed in the 1980s resulting in a change to the building's scale, massing, and design. Based upon visual inspection of the subject block and immediate context, there is an assortment of building types (buildings ranging from early 1900s to late 1950s) and eclectic appearance, there doesn't appear be a potential historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6/19/2014

1 FT.
LUE

FLV

34,600

32,000

X. 500

PHOTO







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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1945 Green Street		0555/025	
Case No.	Permit No.	Plans Dated	
2014-001754ENV		11/03/2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Horizontal rear addition, alteration to front facade, and excavation below rear yard to create wine cellar. New scope of work not covered under 201211194485 (dwelling unit merger and roof deck/stair penthouse/elevator penthouse).			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☒	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☒	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone—as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)</i>
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	
Maher enrollment. Archeo clearance.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces .
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 12/23/2014
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☐	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

San Francisco Planning Department
11/16/2014

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☐	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name:		Signature:
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date:	Date of Form Completion	12/19/2014
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PROJECT INFORMATION:

Planner:	Address:	
Justin Greiving	1945 Green Street	
Block/Lot:	Cross Streets:	
0555/026	Laguna and Buchanan streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014-001754ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:

PROJECT DESCRIPTION:

☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction
---------------------------------------	-------------------------------------	---------------------------------------	---	---

DATE OF PLANS UNDER REVIEW: ~~5/29/2014~~ 11/3/2014 JAC

PROJECT ISSUES:

☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for prepared by Priti Pai (dated 11/4/2014, with a Historical Evaluation prepared by William Kostura dated October, 2014)	
Proposed Project: Horizontal rear addition, alteration to front facade, and excavation below rear yard to create wine cellar. New scope of work not covered under 201211194485 (dwelling unit merger & roof deck/stair penthouse/elevator penthouse)	

PRESERVATION TEAM REVIEW:

Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource prepared by Priti Pai (undated, with a Historical Evaluation prepared by William Kostura, dated October, 2014), and information found in the Planning Department files, the subject property at 1945 Green Street contains a 2-story over garage wood-frame multi-family residence designed in the Mediterranean Revival architectural style. The building was designed and constructed by John H. Merz for the original owner William Reston in 1924 (source: building permit). During his lifetime Reston held a number of jobs including working as a clerk for the liquor wholesaler Lilienthal and Co as well as a conductor for the Presidio & Ferries Railroad. After Reston's death the subject property remained in the Reston family till it was sold in 1977 to Richard and Linda Alderson.

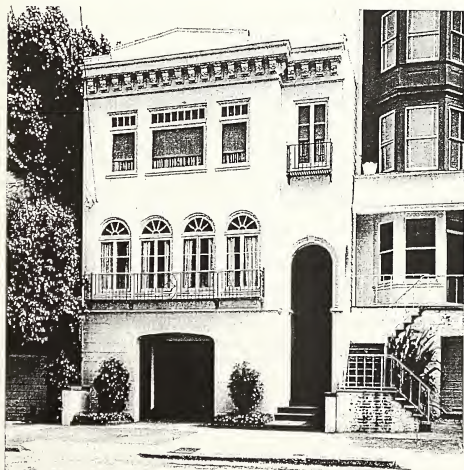
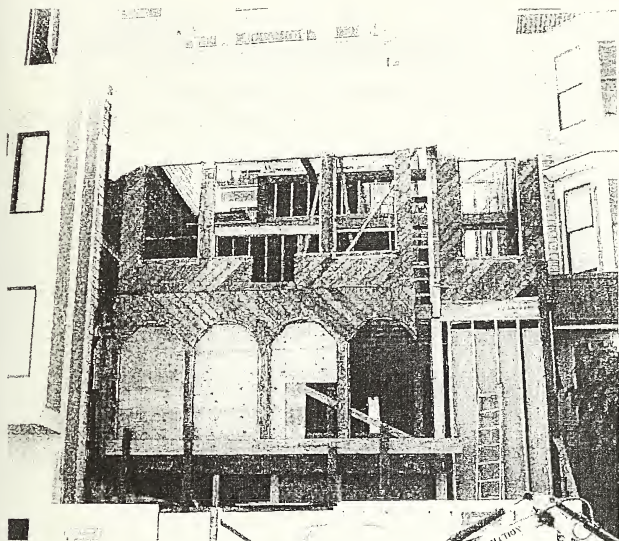
Known exterior alterations to the subject property include foundation underpinning (1964), construction of a rear addition and foundation work (1984), and repairs to the rear staircase (2002). Visual inspection reveals that most recently the primary façade has been stripped of stucco below the cornice line and windows and doors have been removed.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject property is a simplified version of a common architectural style for this period of construction and is not of exceptional architectural importance. The building is not architecturally distinct nor does it retain sufficient integrity such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Cow Hollow neighborhood on a block containing two identified historic resources, 1950 Green Street (1875, moved to the block in 1895), and 1900 Green Street (1885). While the block contains a dense concentration of properties constructed by the turn of the twentieth century, they do not collectively comprise a historic district given the varied setbacks of buildings, individual alterations, and later infill that has taken place on the block. Together the block does not comprise a significant concentration of historically or aesthetically unified buildings.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	12-23-2014







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CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
767 Valencia St.		3589/108	
Case No.	Permit No.	Plans Dated	
2014.0883E		10/28/13	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. CONSTRUCTION OF 3 (N) RESIDENTIAL UNITS ON A (N) 3RD FL (ONE-STORY VERTICAL ADDITION ON EXISTING TWO-STORY BUILDING)			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 - New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class __

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☒	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required</u>, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	
Project will comply with recommendations of environmental noise study by Charles M. Salter dated 5/20/14.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☒	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments): See PTR Form for 767-777 Valencia Street, signed on February 6, 2015.
☐	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): New addition does not cause a significant adverse impact upon a historic resource.	
Preservation Planner Signature: Richard Sucre	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Rich Sucre Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Signature or Stamp: Richard Sucre Digitally signed by Richard Sucre DN: cn=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Richard Sucre, email=Richard.Sucre@sfgov.org Date: 2015.02.12 11:25:58 -08'00'
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date: 06/25/2014	Date of Form Completion: 02/04/2015
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PROJECT INFORMATION:		
Planned By:	Address:	
Rich Sucre	767-777 Valencia Street	
Block/Lot:	Cross Streets:	
3589/108	18th & 19th Streets	
CEQA Category:	Art. 10/11	BPA Case No.:
Category A		2014.0883E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	01/14/2015
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PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☒	If so, are the proposed changes a significant impact?
Additional Notes:	
- The proposed project includes construction of three dwelling units within a one-story vertical addition. The new vertical addition would be constructed on top of the existing two-story building, which includes a restaurant and entertainment venue on the ground floor and offices on the second floor. - Proposed Project Drawings by Harvey Architecture, revised 01/14/15	

PRESERVATION TEAM REVIEW:				
Historic Resource per CEQA		☒ Yes	☐ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☒ Yes ☐ No	Criterion 1 - Event:	☐ Yes	☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes	☒ No
Criterion 3 - Architecture:	☒ Yes ☐ No	Criterion 3 - Architecture:	☐ Yes	☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes	☒ No
Period of Significance:	1917	Period of Significance:	n/a	
		☐ Contributor ☒ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☒ Yes	☐ No	☐ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

As part of the Inner Mission Historic Resource Survey adopted by the Historic Preservation Commission in July 2011, 767-777 Valencia Street was assigned a California Historic Resource Status Code (CHRSC) of "3CS," which defines the property as "appears eligible for CR [California Register] as an individual property through survey evaluation." Therefore, 767-777 Valencia Street is considered a historic resource for the purposes of the California Environmental Quality Act (CEQA).

The proposed project includes construction of three dwelling units within a one-story vertical addition. The new vertical addition would be constructed at the third floor level on top of the existing two-story building, which includes a restaurant and entertainment venue on the ground floor and offices on the second floor.

Overall, the project is consistent with the Secretary of the Interior's Standards for Rehabilitation and would not cause a substantial adverse impact to any historic resource on the project site. The new vertical addition is minimally visible from the public rights-of-way, and is small in scale relevant to the larger mass of the existing two-story building. In addition, the new addition includes reduced parapets, which assist in minimizing the overall bulk of the project.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Jma</i>	2/6/2015

San Francisco Planning Department Historic Resource Survey (Mission District)
Property Summary Report

Street Address: 777 VALENCIA ST
Assessor Block/Lot: 3589/108
Resource Attribute (Primary): Recorded on survey form
Resource Attribute (Secondary):
Year Built: 1917
Source(s) for Year Built: San Francisco Assessor
Architectural Style/Type: Recorded on survey form
Photographic Image:



California Historical Resource Status Code: 3CS
Resource Type: Individual historic resource
Resource Eligibility: Appears eligible for listing in the California Register of Historical Resources
Historic District: Not located within an identified historic district

Integrity Analysis:
Recorded on survey form

Statement of Significance:

This commercial building is individually significant under California Register of Historical Resources Criterion 1 (Events), because it is associated with the broad patterns of developing the American retail and service economy on Valencia Street during the early/mid 20th century; and Criterion 3 (Architecture/Design), because it exhibits physical designs, features, materials, and/or craftsmanship that embody the distinctive characteristics and high artistic expression of "Tudor Revival" architecture from the early 20th century.

Notes:

Undertaker. (Sanborn Co. maps)





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2014.0936E
Project Title: 590 Leland Avenue
Zoning: RH-1 (Residential-House, One Family) Use District
40-X Height and Bulk District
Block/Lot: 6243/019
Lot Size: 15,659 square feet
Project Sponsor: Victor Quan - (415) 531-8311
Vquan.sf@gmail.com
Staff Contact: Melinda Hue - (415) 575-9041
Melinda.Hue@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

GOVERNMENT
DOCUMENTS DEPT

FEB 20 2015

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PROJECT DESCRIPTION:

The subject property is located on a block bound by Raymond Avenue to the north, Leland Avenue to the south, and Visitacion Avenue to the west, adjacent to John McLaren Park and community garden, in the Visitacion Valley neighborhood. The project site includes an existing 8,416 square-foot church (built in 1954) that is currently occupied by two different congregations and a small non-profit organization. The

(continued on the next page)

EXEMPT STATUS:

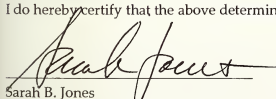
Categorical Exemption, Class 32 (California Environmental Quality Act (CEQA) Guidelines Section 15332)

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.


Sarah B. Jones

Environmental Review Officer

February 12, 2015
Date

cc: Victor Quan, Project Sponsor
Aaron Hollister, Current Planner
Allison Vanderslice, Preservation Planner

Supervisor Malia Cohen, District 10 (via Clerk of the Board)
Historic Preservation Distribution List
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

proposed project would involve: 1) demolition of the existing building on the project site; 2) subdivision of the existing 15,659 square-foot lot into five individual lots ranging from 2,500 to 4,599 square feet; and 3) construction of five new single-family homes, one on each lot.

The five new buildings would be three stories, approximately 30 to 33 feet tall, and would range in size from approximately 3,200 to 4,200 square feet (three 6-bedroom residences, one 5-bedroom residence, and one 4-bedroom residence). Two of the residences would have frontage along Leland Avenue while three of the residences would have frontage along Raymond Avenue. Each residence would have a garage that would accommodate two off-street parking spaces. The sidewalk along Raymond Avenue would be extended along the project site frontage and three new curb cuts would be installed. Two new curb cuts would be installed along Leland Avenue. The project would involve the excavation of up to two feet below ground surface (bgs) and approximately 48 cubic yards of soil disturbance/excavation to accommodate the new buildings.

Project Approvals

The proposed project would be subject to notification under Section 311 of the Planning Code and would require the issuance of a building permit by the Department of Building Inspection (DBI).

Approval Action: If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a building permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

- a) The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The San Francisco General Plan, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The proposed project would not obviously or substantially conflict with any such policy, and would be consistent with the San Francisco General Plan and with applicable zoning designations. The project site is located in an area characterized by single-family uses with park and school uses nearby. Existing single-family homes along Leland Avenue and Raymond Avenue are two to three stories tall. The project site is located within the RH-1 use district, where the proposed single-family use is permitted. Additionally the proposed project would include construction of structures up to 30 to 33 feet tall and thus would not exceed the project site's 40-X height and

bulk limit. Thus, the size and use of the proposed project are consistent with the project site's zoning designation. The proposed project would be consistent with all other applicable policies and standards associated with the project site's existing General Plan and zoning designations.

- b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The approximately 0.4-acre (15,659-square-foot) project site is located within a fully developed area of San Francisco. The surrounding area consists mainly of residential uses with school and park uses nearby. Thus, the proposed project would be properly characterized as infill development surrounded by urban uses on a site of less than five acres.

- c) *The project site has no habitat for endangered, rare or threatened species.*

The project site is within a developed urban area and contains an existing building. The open space on the northern portion of the project site supports ruderal vegetation. While the project site is adjacent to John McLaren Park, it is adjacent to portions of the park that has been developed to include Visitacion Avenue with roadside ruderal vegetation and a community garden. No contiguous and substantial habitat for any rare or endangered plant or animal species is located on or adjacent to the project site.

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic. The proposed project would involve the demolition of a church and the construction of five new single-family homes. Based on the trip rate for residential use in the Planning Department's Transportation Impact Analysis Guidelines for Environmental Review (Guidelines) (October 2002), the proposed project would generate an estimated 50 average daily person-trips, of which there would be about nine p.m. peak hour person trips (generally between 4:30 to 6:30 p.m.). These peak hour trips would be distributed among various modes of transportation, including five automobile person-trips and three transit trips.¹

The proposed project is estimated to generate approximately five p.m. peak hour vehicle trips. This change in traffic during the p.m. peak hour in the project area generated by the proposed project would be undetectable to most drivers, although it could be noticeable to those immediately adjacent to the project site. The proposed project is estimated to generate two p.m. peak hour vehicle trips along Leland Avenue and three p.m. peak hour vehicle trips along Raymond Avenue, a negligible increase in traffic relative to the existing capacity of the

¹ San Francisco Planning Department. *Transportation Calculations for 590 Leland Ave*, December 2014. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.0936E.

surrounding street system. And although the proposed project would increase in the number of vehicles in the project vicinity, this increase would not substantially affect pedestrian travel and safety in the area. During the 12 month overall construction period, there would be an increase in truck traffic near the project site. Due to their temporary and limited duration, construction-related impacts on traffic generally would not be considered significant. Thus, the proposed project would not have any significant traffic effects.

Public Resources Code Section 21099(d), effective January 1, 2014, provides that, "aesthetics and parking impacts of a residential, mixed-use residential, or employment center project on an infill site located within a transit priority area shall not be considered significant impacts on the environment." Accordingly, aesthetics and parking are no longer to be considered in determining if a project has the potential to result in significant environmental effects for projects that meet all of the following three criteria:

- a) The project is in a transit priority area;
- b) The project is on an infill site; and
- c) The project is residential, mixed-use residential, or an employment center.

The proposed project meets each of the above three criteria and thus, this certificate does not consider parking in determining the significance of project impacts under CEQA.² The Planning Department acknowledges that parking conditions may be of interest to the public and the decision makers. Therefore, the parking demand analysis is provided for informational purposes. Using the Guidelines, the proposed project would create an estimated demand for eight off-street vehicle parking spaces. Based on the 10 off-street vehicle parking spaces that would be provided by the project, the demand for off-street parking would be met.

Noise. An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels discernable to most people. The proposed project would not cause a doubling in traffic volumes. Therefore, project operations would not result in a substantial increase in the ambient noise level at the project vicinity and this would be a less-than-significant impact. Although some increase in noise would be associated with the construction phase of the project, such occurrences would be limited to certain hours of the day and would be intermittent and temporary in nature. Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the City Police Code). Section 2907 of the Police Code requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 A-weighted decibels (dBA) at a distance of 100 feet from the source. Impact tools (such as jackhammers and impact wrenches) must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the Police Code prohibits construction work between 8:00 p.m. and 7:00 a.m. if the construction noise level would exceed the ambient noise level by five dBA at the nearest property, unless a special permit is authorized by the Director of Public Works or the Director of Building Inspection. The project sponsor would

² San Francisco Planning Department. *SB 743 Transit-Oriented Infill Project Eligibility Checklist for 590 Leland Avenue*, December 18, 2014. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.0936E

be required to comply with these measures; therefore the project would not result in any significant effects related to noise.

Air Quality. In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO₂), sulfur dioxide (SO₂) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The Bay Area Air Quality Management District (BAAQMD) has established thresholds of significance to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. To assist lead agencies, the BAAQMD, in their CEQA Air Quality Guidelines (May 2011), has developed screening criteria. If a proposed project meets the screening criteria, then the project would result in less-than-significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The proposed project would not exceed criteria air pollutant screening levels for operation or construction.³

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but of short-term) adverse effects to human health, including carcinogenic effects. In an effort to identify areas of San Francisco most adversely affected by sources of TACs, San Francisco partnered with the BAAQMD to inventory and assessed air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed the "Air Pollutant Exposure Zone," was identified based on two health-protective criteria: (1) excess cancer risk from the contribution of emissions from all modeled sources greater than 100 per one million population, and/or (2) cumulative PM_{2.5} concentrations greater than 10 micrograms per cubic meter. Land use projects within the Air Pollutant Exposure Zone require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations.

The proposed project is not within an Air Pollutant Exposure Zone. Therefore, the proposed project would result in a less than significant impact with respect to exposing sensitive receptors to substantial levels of air pollution. The proposed project would require construction activities for the approximate 12-month construction phase. However, construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the proposed project would be subject to, and comply with, California regulations limiting idling to no more than five minutes,⁴ which would further reduce nearby sensitive receptors' exposure to temporary and variable TAC emissions. Therefore,

³ Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, Updated May 2011. Table 3-1.

⁴ California Code of Regulations, Title 13, Division 3, § 2485.

construction period TAC emissions would result in a less than significant impact with respect to exposing sensitive receptors to substantial levels of air pollution.

For the reasons above, the proposed project would not result in any significant effects related to air quality.

Water Quality. The proposed project would not generate substantial wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and stormwater would flow to the City's combined sewer system and would be subject to the standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in any significant impacts related to water quality.

- e) *The site can be adequately served by all required utilities and public services.*

The project site is located in an urban area where all public services and facilities are available; no expansion of public services or utilities would be required.

Historic Architectural Resources. When evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department must first determine whether the subject property is a historical resource as defined by CEQA. In a Preservation Team Review Form, the Planning Department determined that the building at 590 Leland Avenue does not appear to be individually eligible for the California Register of Historic Resources (California Register) and thus is not a historical resource under CEQA.⁵

The subject building at 590 Leland Avenue was designed by Los Angeles-based architect J.A. Murrey in 1954 as the Saint Andrew's Evangelical Lutheran Church in the Visitacion Valley neighborhood. The subject building does not appear to be significant in the development of the neighborhood or with any other significant events or trends in the local area or San Francisco generally. Therefore, the subject property is not significant under Criterion 1 for designation in the California Register. Based on the Historic Resource Evaluation prepared by Tim Kelley,⁶ no significant persons are associated with the subject building. No information was found identifying Reverend John R. Pearson as a significant person. Thus, the subject property is not significant under Criterion 2.

The subject building is a vernacular, T-plan, two-story, stucco-clad building with a cross-gable roof and steeple. Limited ornamentation was noted on the interior and exterior of the building. The subject

⁵ San Francisco Planning Department. *Preservation Team Review Form for 590 Leland Avenue*, July 29, 2014. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.0936E

⁶ Tim Kelley Consulting. *Part I Historical Resource Evaluation for 590 Leland Avenue*, October 2013. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.0936E

property at 590 Leland Avenue is not a significant example of a type, period, or style. The architect J. A. Murrey is primarily known for his modern apartment buildings and supermarkets and he also designed the North Hollywood Masonic Temple. The subject property is not a significant example of his body of work. Therefore, the subject property is not significant under Criterion 3. Additionally, the subject building is not significant under Criterion 4, since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

There is no historic district or eligible historic district identified in the project area. The surrounding residential neighborhood was primarily built during the 1950s and 1960s in the Contractor Modern style and the subject building does not appear to be significant example of this style or period. The proposed addition would therefore not result in a significant impact to historic resources.

Geology and Soils. The project site slopes downward towards the south with an average slope of 10 percent. A geotechnical investigation was prepared for the proposed project and includes information gathered from a reconnaissance of the site and surrounding vicinity, two soil test borings at a maximum depth of eight feet bgs, laboratory testing, and review of data pertinent to the project area.⁷ Soil borings at the subject site encountered clayey sand over silty sand, and sand with clay. Free groundwater was not encountered in the two borings.

The geotechnical report evaluated the project site for the potential for seismic surface ruptures, liquefaction, densification and landsliding and found these risks to be low. The site does not lie within a liquefaction potential zone or within an area of potential earthquake-induced landsliding as mapped by the California Division of Mines and Geology. The project site is in an area that would be exposed to strong ground shaking in the event of an earthquake. The project sponsor would be required to adhere to the San Francisco Building Code, which specifies seismic design parameters for the design of earthquake resistant structures and would minimize the potential for structural damage from earthquakes. The geotechnical report contains additional recommendations concerning site preparation and grading, foundation design (conventional spread footing foundation or mat foundation), design of retaining walls, slabs on grade, and site drainage. The geotechnical report concludes that the project site is suitable for the proposed project improvements with incorporation of the report recommendations.

Decisions about appropriate foundation and structural design are considered as part of DBI's permit review process. Prior to issuing a building permit for the proposed project, DBI would review the geotechnical report to ensure that the security and stability of adjoining properties and the subject property is maintained during and following project construction. Any potential damage to on-site structures from geologic hazards would be addressed through compliance with the San Francisco Building Code. The proposed project would therefore not result in a significant impact related to seismic and geologic hazards.

⁷ H. Allen Gruen. *Geotechnical Investigation for Planned Development at 590 Leland Avenue San Francisco California*, June 2014. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.0936E.

Shadow, Section 295 of the Planning Code was adopted in response to Proposition K (passed November 1984) in order to protect certain public open spaces under the jurisdiction of the Recreation and Park Commission from shadowing by new and altered structures during the period between one hour after sunrise and one hour before sunset, year round. Section 295 restricts new shadow upon public open spaces under the jurisdiction of the Recreation and Park Commission by any structure exceeding 40 feet in height unless the Planning Commission finds the shadow to be an insignificant effect. The proposed structures would be up to between 30 to 33 feet tall and would not be subject to Section 295. A preliminary shadow fan prepared by the Planning Department⁶ indicates that the proposed project has the potential to cast shadow on John McLaren Park. The park areas north and directly west of the project area consists of Visitation Avenue with roadside ruderal vegetation. Therefore, the proposed project would not result in shadow impacts on any recreational areas to the north or west of the project site. The park area southwest of the project site includes a community garden. The preliminary shadow fan indicates that the proposed project would have the potential to cast shadow on the northern portion of the community garden. However, the proposed project includes buildings that are 30 to 33 feet tall, which would be shorter than the existing 38-foot-tall building at the project site. Therefore, it is not anticipated that shadows on the community garden would substantially increase with the proposed project, and the proposed project would result in less-than-significant shadow impacts.

PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on October 6, 2014 to adjacent occupants and owners of properties within 300 feet of the project site. The Planning Department received comments in response to the notice. Concerns raised include increased traffic and associated increases in pedestrian hazards and air pollution, inadequate off-street parking, construction noise, and compatibility with the existing neighborhood character. Concerns and issues raised in the public comments on the environmental review are discussed in the corresponding topical sections of this Categorical Exemption. While local concerns or other planning considerations may be grounds for modifying or denying the proposed project, there is no substantial evidence that the proposed project could have a significant effect on the environment as addressed in this Categorical Exemption.

SUMMARY

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review pursuant to Section 15332 of the CEQA Guidelines.

⁶ San Francisco Planning Department. *Shadow Fan for 590 Leland Avenue*, November 21, 2014. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.0936E.



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date: 7/24/2014 Date of Form Completion 7/24/2014

PROJECT INFORMATION:

Planner:	Address:	
Allison Vanderslice	590 Leland Avenue	
Block/Lot:	Cross Streets:	
6243/019	Sawyer Street and McLearn Park, near Hahn Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2014.0936E

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:

☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration	☒ Demo/New Construction
---------------------------------------	-------------------------------------	---------------------------------------	----------------------------------	--

PROJECT DESCRIPTION:

DATE OF PLANS UNDER REVIEW: 03.31.14

PROJECT ISSUES:

☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
The proposed project consists of the demolition of a church, the subdivision of the existing lot into five lots, and the construction of five single-family homes. A Historical Resource Evaluation (HRE) report by Tim Kelley Consulting (dated 10/2013) for 590 Leland Street was submitted by the project sponsor to aid this review.	

PRESERVATION TEAM REVIEW:

Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	n/a	Period of Significance:	n/a	
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

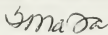
Based on the HRE report completed for the subject property and additional research by Department staff, the subject property at 590 Leland Street is not an historical resource under CEQA.

The subject building was designed by L. A. architect J. A. Murrey in 1954 as the St. Andrew's Evangelical Lutheran Church in the Visitacion Valley neighborhood. The subject building does not appear to be significant in the development of the neighborhood or with any other significant events or trends in the local area or San Francisco generally. Therefore, the subject property is not significant under Criterion 1. Based on the HRE report, no significant persons are associated with the subject building. No information was found identifying Rev. John R. Pearson as a significant person. The subject property is not significant under Criterion 2.

The building is a vernacular, T-plan, two-story, stucco-clad building with a cross-gable roof and steeple. Limited ornamentation was noted on the interior and exterior. The subject property is not a significant example of a type, period, or style. Los Angeles-based architect J. A. Murrey is primarily known for his modern apartment buildings and supermarkets. Murrey also designed the North Hollywood Masonic Temple. The subject property is not a significant example of his body of work. Therefore, the subject property is not significant under Criterion 3.

The subject building is not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

No identified or eligible district has been identified in this area. The surrounding residential neighborhood was primarily built during the 1950s and 1960s in the Contractor Modern style and does not appear to be significant example of this style or period.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	7-29-2014

PART I HISTORICAL RESOURCE EVALUATION

590 LELAND AVENUE

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2013.1662E
Project Title: 3591 Jackson Street
Zoning: RH-1 (Residential-House, One Family) Use District
40-X Height and Bulk District
Block/Lot: 0987/016
Lot Size: 3,423 square feet
Project Sponsor: Joe Wrigley, Butler Armsden Architects – (415) 674-5554
wrigley@butlerarmsden.com
Staff Contact: Melinda Hue – (415) 575-9041
Melinda.Hue@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

This certificate of Determination supersedes the Certificate of Determination that was issued on April 18, 2014. The subject property, 3591 Jackson Street, is located on the south side of Jackson Street, between Spruce Street and Locust Street, in the Presidio Heights Neighborhood. The proposed project would involve the demolition of a 3,539 square-foot single-family residence. The existing building is two stories over a garage/basement and approximately 31 feet tall. *(Continued on Next Page)*

EXEMPT STATUS:

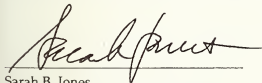
Categorical Exemption, Class 1 and 3 (California Environmental Quality Act (CEQA) Guidelines Section 15301(l)(1) and 15303(a)).

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.


Sarah B. Jones

Environmental Review Officer

February 13, 2015
Date

cc: Joe Wrigley, Project Sponsor
Sara Velve, Current Planner
Jonathan Lammers, Preservation Planner

Supervisor London Breed, District 5 (via Clerk of the Board)
Virna Byrd, M.D.F.

GOVERNMENT
DOCUMENTS DEPT.

FEB 20 2015

SAN FRANCISCO
PUBLIC LIBRARY

PROJECT DESCRIPTION (continued):

The proposed project would involve the construction of a new 7,015 square-foot single-family residence. The proposed building would be three stories over a garage/basement and approximately 37 feet tall. The proposed project would include excavation of approximately 719 cubic yards of soil up to approximately 16 feet in depth.

Project Approvals

The proposed project would be subject to notification under Section 311 of the Planning Code and would require the issuance of a building permit by the Department of Building Inspection (DBI).

Approval Action: If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a building permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS***Geology and Soils***

A geotechnical investigation was prepared for the proposed project at 3591 Jackson Street and includes information gathered from a reconnaissance of the site and surrounding vicinity and two soil test borings at a maximum depth of 25.5 feet below the ground surface (bgs).¹ Soil borings at the subject site encountered loose and silty sand over soft sandy clay, above dune sand. Free groundwater was not encountered in the two borings.

The geotechnical report evaluated the project site for the potential for seismic surface ruptures, landslides, liquefaction, and densification and found these risks to be low. The geotechnical report indicates that the project site generally slopes toward the south with about 21 feet of elevation change from the front of the property to the rear, resulting in a slope of approximately 20.4%, and that the project site is in an area that would be exposed to strong shaking in the event of an earthquake. The project sponsor would be required to adhere to the San Francisco Building Code, which specifies seismic design parameters for the design of earthquake resistant structures and would minimize the potential for structural damage from earthquakes. The geotechnical report contains additional recommendations regarding site preparation and grading, foundation support (conventional spread footings), basement and retaining walls, concrete slab-on-grade floor, temporary sloping and shoring, and underpinning. The Geotechnical Report concludes that the project site is suitable for the proposed construction from a soil and foundation engineering standpoint, provided that recommended features are incorporated into the project design. Implementation of the geotechnical report recommendations would not result in any

¹ Rockridge Geotechnical. *Geotechnical Investigation Proposed Residential Renovation 3591 Jackson Street San Francisco CA*, October 16, 2013. *Memo regarding applicability of geotechnical recommendations to revised project*, January 28, 2015. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2013.1662E.

significant impacts. The project sponsor has agreed to follow all applicable recommendations outlined in the geotechnical report.²

The proposed project would be required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of DBI permit review process. Prior to issuing a building permit for the proposed project, DBI would review the Geotechnical Report to ensure that the security and stability of adjoining properties and the subject property is maintained during and following project construction. Therefore, potential damage to structures from geologic hazards on the project site would be addressed through compliance with the San Francisco Building Code. The project would not result in a significant effect related to seismic and geologic hazards.

Hazardous Materials

The proposed project would include the excavation of approximately 719 cubic yards of soil. While the project site is not on any list compiled pursuant to Section 65962.5 of the California Government Code, it is within the mapped San Francisco Health Code Article 22A (Maher) area, indicating that the project site may have the potential to contain hazardous materials in soil and/or groundwater. The San Francisco Department of Public Health evaluated the proposed project and determined that no evidence has been presented to create a reasonable belief that the soil and/or groundwater may contain hazardous substances. The San Francisco Department of Public Health has granted a waiver from the requirements of the San Francisco Health Code Article 22A for the proposed project.³ The proposed project would therefore not result in a significant hazard to the public or the environment through the release of hazardous materials.

Historic Architectural Resources

The Planning Department determined in a Historic Resource Evaluation Response (HRER) Part 1 that the building at 3591 Jackson Street is not individually eligible for listing in the California Register of Historical Resources, but is eligible for listing as a contributor to the California Register-eligible Presidio Heights Historic District (District).⁴ The existing building is a two-story-over-raised-basement, wood-frame, single-family residence designed with Craftsman style influences. The original building permit is dated 1908, although the San Francisco Assessor lists the construction date as 1910. The building is rectangular in plan, clad with painted wood shingles, and capped by a side-gable roof. A review of building permits indicates the follow exterior alterations to the property: installation of a garage with cement floor (1919), installation of two new sliding aluminum doors and a deck in the rear yard (1963); and removal and replacement of shingle siding and dry rot wood at the front stairs and garage.

² Joe Wrigley, Project Sponsor. Email to Melinda Hue, San Francisco Planning Department, 3591 Jackson, April 8, 2014. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2013.1662E.

³ San Francisco Department of Public Health. Waiver from San Francisco Health Code Article 22A (Maher Ordinance) for 3591 Jackson, February 20, 2014. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2013.1662E.

⁴ San Francisco Planning Department. Historic Resource Evaluation Response Part 1 for 3591 Jackson Street, January 31, 2014. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2013.1662E.

The existing building at 3591 Jackson Street does not appear to be individually eligible for the California Register of Historic Resources under Criteria 1 (Events), 2 (persons), 3 (Architecture), or 4 (Information). While the construction of 3591 Jackson Street is associated with broader construction trends in Presidio Heights during the early 20th century, it does not appear significant or noteworthy within this context. Likewise, it does not appear to be part of a potential historic district significant for historic events. While development of the subject block was largely concentrated between circa 1895 and 1925, the building does not singularly demonstrate any specific or important association with development of the Pacific Heights neighborhood. Thus it is determined that 3591 Jackson Street is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1. Review of past owners of the property indicates that while they illustrate the predominately professional and affluent demographics of the Presidio Heights neighborhood, none of them appear important to local, state or nation history such that the property would be individually eligible for historic listing under Criterion 2.

Architecturally, 3591 Jackson Street was designed with Craftsman influences, most noticeably the gable end with its prominent knee braces. However, the building does not embody the distinctive characteristics of an architectural type, period, or method of construction. The building overall is vernacular in nature, and does not display high artistic values. It also does not appear to be an important work within the career of the builder, William T. Murcell. Thus, 3591 Jackson Street does not appear individually eligible for listing in the California Register under Criterion 3. However, the building does appear to contribute to the California Register-eligible Presidio Heights Historic District. The existing building is unlikely to yield information important to history, such as evidence of unique building materials or methods, and thus is not eligible for listing in the California Register under Criterion 4. Therefore, it was determined that 3591 Jackson Street is not an individually-eligible historic resource.

As discussed above, it was determined that the building does appear to contribute to the California Register-eligible Presidio Heights Historic District. The general character-defining features of the District include the following: large, frequently formal dwellings, typically two- to three-stories in height above a raised basement; frequent use of front and side setbacks with associated garden and/or site walls; overall superior level of architectural details and the use of high quality materials; gable and hip roofs as predominant roof forms; wood-sash windows (double-hung and casement) as predominant window type; and wood shingle, brick or stucco cladding as predominant building materials. The existing building's character defining features include the overall form and massing; side gable roof intersected by front- and rear-facing gable ends; wood shingle cladding; divided light wood-sash windows and wood knee braces in the gable end; box bay window with projecting beams at the base, wood-frame windows (generally); and recessed entry porch.

The proposed project would involve the demolition of the existing building and the construction of a new building that would include the following features: ground floor garage level crowned with an entry porch; board-formed concrete planters and a metal entry gate at the ground floor level; stucco cladding; boxed bays flanking a recessed central bay at the second and third stories, including a balcony at the second story; multi-light fixed and casement steel windows (crowned with stone lintels on the primary façade); a painted wood cornice; and a flat roof with skylights.

The demolition of 3591 Jackson Street would diminish the overall integrity of the eligible Presidio Heights district through the removal of a district contributor. However, considered as a whole, it does not

appear that the demolition of 3591 Jackson Street would significantly erode the eligible Presidio Heights district's integrity such that the significance of the District is materially impaired. The building at 3591 Jackson is not a strong representative of the District's overall character, nor does it have individual significance within its immediate context. The HIRER Part 2 determined that the proposed project overall is compatible with the character of the District.⁵ The proposed new building is generally consistent with the character-defining features of the District in regards to its overall scale. In the immediate vicinity of the project site, the four adjacent buildings to the east are all three-story over-raised basement in height. The use of multi-light casement windows is also consistent with the District, although metal sashes are not. The proposed design is generally formal in appearance, and the proposed cornice, although lacking modillions or dentils, does draw mild inspiration from Classical Revival style architectural features employed elsewhere in the neighborhood. Overall, the proposed designed is not significantly out of character with the District, and thus the District would still be able to convey the reasons for its significance. For the reasons above, the proposed project would not result in a significant impact on historic resources.

EXEMPTION CLASS

CEQA State Guidelines Sections 15301(l)(1), or Class 1, and 15303(a), or Class 3, provides an exemption from environmental review for the demolition and construction of one single-family residence, or up to three single-family residences in urbanized areas. The proposed project is located in an urbanized area, and would involve the demolition of an existing single-family residence and the construction of a new single-family residence. Therefore, the proposed project would be exempt from environmental review under Class 1 and 3.

SUMMARY

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would not have significant impacts related to geology and soils, hazardous materials, and historic architectural resources. The proposed project would have no other significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

⁵ San Francisco Planning Department. *Historic Resource Evaluation Response Part II for 3591 Jackson Street*, December 20, 2014. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2013.1662E.





SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date January 23, 2014
Case No.: 2013.1662E
Project Address: 3591 Jackson Street
Zoning: RH-1 (Residential-House, One Family)
40-X Height and Bulk District
Block/Lot: 0987/016
Date of Review: January 22, 2014 (Part I)
Staff Contact: Jonathan Lammers (Preservation Planner)
(415) 575-9093
jonathan.lammers@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

3591 Jackson Street is located on the south side of Jackson Street between Locust and Spruce streets in the Presidio Heights neighborhood. The subject lot is rectangular in shape and measures 33.333 feet wide and 102.688 feet deep. The property is located within an RH-1 (Residential-House, One Family) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a two-story-over-raised-basement, wood-frame, single-family residence designed with Craftsman style influences. The original building permit is dated 1908, although the San Francisco Assessor lists the construction date as 1910. The building is rectangular in plan, clad with painted wood shingles, and capped by a side-gable roof. The primary façade faces north onto Jackson Street and is three bays wide. On the east end of the basement level is a projecting garage with a diagonally-planked wood door. At center is a brick planter, and on the west is a short run of concrete stairs leading to a landing. From the landing, a flight of brick steps with a wood slat railing runs west to east to access a deck/landing above the garage. Another pathway runs from the landing between the subject building and the neighboring building to the west.

The primary entrance is located within a porch in the eastern bay of the first story. It features a glazed and paneled wood door with multi-lite sidelights. A fixed wood-sash window is located at the center of the first-story façade, and the western end features a boxed bay window which wraps onto the western façade. This bay window is fenestrated with a fixed wood-sash window and rests on projecting beam ends. The second-story features a front-facing gable at center with two, six-over-one double-hung wood windows flanking an eight-over-one wood window at center. The roofline of the gable end features projecting knee braces. Satellite photos indicate that a similar gable projects from the rear of the roofline.

A review of building permits indicates the following exterior alterations to the property: installation of a garage with cement floor (1919); install two new sliding aluminum doors and add deck at rear (1963); remove and replace shingle siding and dry rot wood at front stair and garage. Various other permits relate to interior remodeling projects and termite repairs.

Pre-Existing Historic Rating / Survey

The subject property has not been assessed by any historic or architectural surveys and is not listed on any local, state or national registries. The subject property is therefore considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age. It is worth noting that nine properties on the subject block were assigned ratings by the 1976 Department of City Planning Architectural Survey; four of these properties were also noted in the 1968 Junior League survey, published as *Here Today*.

Neighborhood Context and Description

3591 Jackson Street is located in San Francisco's Presidio Heights neighborhood, an area roughly bounded by Pacific Avenue on the north, Geary Boulevard on the south, Presidio and Masonic avenues on the east, and Arguello and 4th Avenue on the west. The area surrounding the subject property is overwhelmingly residential and characterized by formal, two- to three-story single-family dwellings with a minority of three-to-four story flats and apartments. Construction dates for buildings located on the subject block range from circa 1895 to 1965, although the vast majority were constructed between 1906 and 1928. This is reflected in the architecture of the building stock, which includes examples of buildings designed with Queen Anne, Shingle, Classical Revival, Colonial Revival, Craftsman, Tudor Revival and French Provincial influences. Many of these buildings, particularly those along the north side of Washington Street, are large, architect-designed residences featuring superior craftsmanship. The overall level of architectural integrity is excellent.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☒ Yes ☐ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: circa 1890 - 1930 ☒ Contributor ☐ Non-Contributor

Based on the information provided in a historical resource evaluation report prepared by Tim Kelley Consulting (dated September 2013), information found in the Planning Department files, and research conducted on the Presidio Heights neighborhood, Preservation staff finds that the subject building is not individually eligible for listing in the California Register of Historical Resources, but is eligible for listing as a contributor to a potential historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

For several decades following the Gold Rush, the area that today comprises Presidio Heights remained far removed from the more populous areas of the city. The most prominent early features of the area were several large cemeteries opened during the 1850s and 1860s. These included the Laurel Hill Cemetery, located south of California Street between Presidio and Parker avenues. By the early 1870s the cemeteries were served by two horse-drawn streetcar lines running out California and Post streets, both of which terminated at what is today Presidio Avenue. To the west, the primary transportation route in the area was the Point Lobos Road, today known as Geary Boulevard, which ran out to the Cliff House restaurant and hotel.

The primary catalyst for sustained development of Presidio Heights was the installation of new transportation lines which reduced travel times between the western portion of the city and downtown. In 1879, the California Street Cable Railroad extended its operations west from Fillmore Street to Presidio Avenue, largely to access the cemeteries. Other important early lines included the Geary Street, Park and Ocean Railroad, first developed in 1880. This cable car line followed Geary Boulevard to Presidio Avenue, where connection was made to a steam-powered streetcar line that continued west on Geary Street before turning south on 1st Avenue (today Arguello Boulevard) to access Golden Gate Park.

One of the Richmond district's largest landowners, Adolph Sutro, also financed construction of the Ferries & Cliff House Railroad, completed in 1888. This was another combination cable car and steam-powered operation that ran out California Street to Point Lobos. Within Presidio Heights, the turntable for the Ferries & Cliff House Railroad's cable cars was located on the north side of California Street between Locust and Laurel streets. During the early 1890s, the Market Street Railroad developed an additional cable car line running out Sacramento Street to 6th Avenue, with a car house located at the northwest corner of Sacramento Street and Presidio Avenue.

The installation of new streetcar lines was soon followed by street grading and other infrastructure improvements—as well as sustained residential development. By 1895, area residents had formed the Presidio Heights Club to lobby for improvements that included street paving and sidewalks. Sanborn maps published in 1899 indicate that the blocks north of California Street in Presidio Heights were typically five- to twenty-five percent built out, almost exclusively with one- or two-story single-family dwellings. Construction was much sparser adjacent to the Presidio, where some blocks remained almost wholly undeveloped.

Sanborn maps produced in 1905 indicate steady building activity, with the blocks between Sacramento and Washington streets ranging from approximately thirty- to ninety-percent built out. North of Washington Street, however, development remained relatively sparse. During this period, wood frame construction was dominant, although a few scattered homes featured brick construction, or brick/stone veneers. Stylistically, many of these early buildings featured late-Queen Anne, Shingle (or First Bay

Tradition), Craftsman/Arts and Crafts, and Colonial Revival style influences. Commercial development was rare, and almost wholly confined to the street frontages along California and Sacramento streets. A few institutional properties were also developed, including Hahnemann Hospital and Children's Hospital, both located near the intersection of Maple and California streets.

The neighborhood escaped severe damage during the 1906 Earthquake and Fire and soon attracted many new residents relocating from burned areas of the city. Numerous parcels were quickly subdivided, and the pace of development in Presidio Heights greatly intensified. Due in part to its proximity to public transportation, as well as its adjacency to the already upscale Pacific Heights neighborhood, Presidio Heights quickly earned a reputation as a decidedly fashionable neighborhood. This was enhanced by the creation of the nearby Presidio Terrace subdivision in 1906, which was designed as an exclusive enclave for some of the city's wealthiest residents.

A substantial number of the homes in Presidio Heights were architect designed and constructed with a superior level of craftsmanship. Master architects known to have worked in Pacific Heights include Bakewell and Brown, Walter Bliss, Ernest Coxhead, Albert Farr, Hyman & Appleton, Edgar Mathews, Bernard Maybeck, Julia Morgan, and Willis Polk, among others. Finer residences typically included front and side setbacks, frequently with associated site/garden walls. In terms of massing and siting, post-earthquake residences continued many of the patterns established prior to 1906, although stylistic shifts are evident in the growing popularity of Classical Revival and Period Revival style ornamentation. Construction materials also shifted, with stucco cladding becoming much more prevalent from the 1910s onward.

Residential construction slowed somewhat during World War I, but resumed during the 1920s as San Francisco and the rest of the United States participated in a sustained building boom. A major force for this growth was the advent of the private automobile, which facilitated the development of areas further away from streetcar lines. The popularity of the private automobile also led to changes in residential design, with most new homes featuring driveways and integral garages. One of the most frequent alterations for older homes in Presidio Heights is the addition of a "snout" garage within the front setback, or an integral garage at the raised basement level. Many buildings of the 1920s also feature Spanish or Italian stylistic influences, frequently grouped under the Mediterranean Revival sobriquet.

Another result of the 1920s construction boom in Presidio Heights was the redevelopment of some of the area's oldest residences—frequently smaller dwellings constructed early in the neighborhood's development. By 1930, the neighborhood had been essentially built out—although a few larger parcels would subsequently be subdivided during the late 1930s, including clusters of late-1930s properties at the northwest corner of Spruce and Jackson Street, as well as the southwest corners of Presidio Avenue at Jackson Street and Washington Street. Intermittent redevelopment of individual parcels also continued through the middle of the century. During this period prominent architects continued to design residences in Presidio Heights, including examples of high-style Modernism by Campbell & Wong, Gardner Dailey, Joseph Esherick, Erich Mendelsohn and William Wurster.

The first Sanborn fire insurance maps showing the subject block were produced in 1893 and indicate that it was then completely undeveloped. Nearby development was also extremely sparse, and few if any of the buildings shown on the 1893 map remain extant today. By 1899, Sanborn maps show the block was then approximately fifteen percent developed, including the construction of a large Queen Anne residence at 3600 Washington Street, completed in 1898. The turn of the century marked an important

period of growth in the neighborhood, and by 1905 Sanborn maps show the subject block as approximately fifty percent built out, primarily with large, detached residences. These included 3638 Washington Street, designed by master architect, Walter Bliss. The 1913 Sanborn map indicates continued infill of the block—including construction of the subject building, as well as neighboring properties to the east and west. These included 100 Spruce Street, designed by master architects Hyman & Appleton (1909), as well as residential flats at 3555, 3561-3563 and 3577-3579 Jackson Street, all constructed between 1907 and 1913.

Additional infill and redevelopment of the subject block occurred during the 1920s, including the demolition/redevelopment of Victorian-era properties at the northeast and southwest corners of the block, as well as construction of an additional apartment building at 3559 Jackson Street (1922). Since that time, only two new properties have been constructed: 3610 Washington Street (1959) and 3660 Washington Street (1965), both substantial Modernist residences which replaced turn-of-the-century dwellings. 3610 Washington Street also included a garden designed by master landscape architect, Thomas Church.

Considered as a whole, 3591 Jackson Street does not appear to be associated with significant events such that it would be individually significant under Criterion 1. Its construction is associated with broader construction trends in Presidio Heights during the early 20th century, but it does not appear significant or noteworthy within this context. Likewise, it does not appear to be part of a potential historic district significant for historic events. While development of the subject block was largely concentrated between circa 1895 and 1925, it does not singularly demonstrate any specific or important association with development of the Pacific Heights neighborhood.

It is therefore determined that 3591 Jackson Street is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1. However, this finding does not preclude the identification of other individual buildings or potential historic districts in the Pacific Heights neighborhood as significant under this Criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

According to the historical resource evaluation prepared by Tim Kelley Consulting, the first owner occupants of 3591 Jackson Street were Mattes and Carrie Hammerschlag. Mattes Hammerschlag was the proprietor of the Enterprise Paper Box Company from at least 1897 until his death circa 1918. Research shows that the firm was one of a number of paper box manufacturers operating in San Francisco during the early 20th century. The company appears to have operated from a variety of locations over time, including 115 Battery Street (1897); 51 1st Street (1902); 264 7th Street (1907); 667 Mission Street (1912); and 73 Beale Street (1921).

Subsequent owners of the property have included the following persons:

1919-1926: Thomas and Elisabeth Packham. Mr. Packham was employed as a mechanical engineer

1926-1930: Nettie P. Cummings, widow.

1930-1934: Alice and Herbert Northon. Herbert served as vice president of Mitchum Tully & Co.

1934-1941: Edward and Edna Sturges. Mr. Sturges was a colonel in the U.S. Army.

1941-1957: Parker and Emeline Edwards. Mr. Edwards was employed as a commercial artist.

1957-1963: Robert and Ann Hart. Mr. Hard was employed as a draftsman.

1965-1979: Paul and Carol Fullerton. Mr. Fullerton served as vice president of the Real Estate Research Corporation.

While the persons named above illustrate the predominately professional and affluent demographics of the Presidio Heights neighborhood, none of the persons named above appears important to local, state or national history such that the property would be individually eligible for historic listing under this Criterion. It is therefore determined that 3591 Jackson Street is not eligible for listing in the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

According to the original building permit, 3591 Jackson Street was constructed by building contractor, William T. Murcell (1878-1951). Census and city directory listings indicate that Murcell spent most of his productive life working in Sacramento, although in 1908 he is listed in both the San Francisco and Oakland city directories. A publication produced in association with the 1900 California State Fair illustrated six substantial residences built by Murcell in Sacramento, including his personal home on the corner of 22nd and M streets (no longer extant).¹ Other known works include the East Sacramento School (1921); and 2131 Markham Way, Sacramento (1926).

Architecturally, 3591 Jackson Street was designed with Craftsman influences, most noticeably the gable end with its prominent knee braces. However, the building does not appear to be a noteworthy or significant example of a style, nor does it embody the distinctive characteristics of a type, period or method of construction. The building is overall vernacular in nature, and does not display high artistic values. It also does not appear to be an important work within the career of builder, William T. Murcell.

3591 Jackson Street does not appear individually eligible for listing in the California Register under Criterion 3. However, the building does appear to contribute to a potential Presidio Heights historic district. As acknowledged in the historical resource evaluation prepared by Tim Kelley Consulting, "the area examined for this report is architecturally rich with many buildings included in the 1976 Survey and *Here Today* publication." Kelley identifies the predominant architectural styles as revivalist, and states that the subject building would not qualify as a contributor to a potential historic district because it is one of a minority of shingle-clad buildings in the immediate vicinity. Neighborhood investigations conducted by Department staff, though, indicate that wood shingles are relatively common as a cladding material within the wider context of the neighborhood.

Earlier Historic Resource Evaluation Responses and consultant reports for properties in Presidio Heights have not been consistent in their findings regarding a potential historic district in the neighborhood. Thus, in conjunction with this report, Planning Department staff conducted reconnaissance efforts and additional neighborhood research to identify the boundaries and character-defining features of the district. Based on these efforts, the most cohesive and intact concentration of architecturally significant properties is located along the northern edge of the neighborhood in an area roughly bounded by the Presidio on the north, Clay Street on the south, Presidio Avenue on the east and Arguello Boulevard on the west. This same general area was singled out in the Junior League survey published in 1968 as *Here*

¹ Available: <http://freepages.genealogy.rootsweb.ancestry.com/~nmpelton/stfr1900.htm>

Today San Francisco's Architectural Heritage for containing "a remarkably large number of handsome houses. In this small area ... are a great many buildings that would be worthy of special mention were they in some other parts of the city."²

The district is almost exclusively residential and primarily characterized by large, frequently formal, dwellings, typically two- to three-stories in height over a raised basement. The period of significance for the district is circa 1890 to 1930, although the vast majority of properties were constructed between 1905 and 1925. This is reflected in the architecture of the building stock, which includes a few scattered examples of late-Victorian (typically Queen Anne) architecture, but is most frequently characterized by Shingle (or First Bay Region), Arts & Crafts, Classical Revival, Colonial Revival, Tudor Revival, French Provincial and Mediterranean Revival design influences. Although a variety of cladding materials and rooflines are present, the district exhibits an overall cohesive and consistent pattern of massing and setbacks, as well as an overall superior level of architectural detailing and materials. Collectively, the district also embraces a significant concentration of residences designed by master architects in San Francisco.

Within the district boundaries, the largest cluster of non-contributing properties is located along the south side of Washington Street between Cherry and Maple streets. Most of the properties along the south side of Pacific Avenue between Spruce and Laurel streets are not included within the district boundaries owing to prior alterations and the presence of numerous properties constructed outside the period of significance. Similarly, the properties located along the south side of Clay Street east of Laurel Street to Presidio Avenue are not included within the district. Conversely, along select intersecting streets, such as Arguello Boulevard, Maple, Spruce and Laurel streets, the district boundaries extend southward toward Sacramento Street.

It is therefore determined that 3591 Jackson Street is not individually eligible for listing in the California Register under Criterion 3, but does contribute to a California Register eligible historic district significant under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that 3591 Jackson Street is not eligible for listing in the California Register under Criterion 4.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's

² Roger Olmsted, T. H. Watkins et. al., *Here Today San Francisco's Architectural Heritage*, (San Francisco: Chronicle Books, 1968), 142.

period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

The subject property retains integrity of location and association, as it has never been moved and remains a single-family dwelling. Integrity of the original design was degraded by the garage addition; however, the garage was constructed early in the property's history and is now almost 100 years old. Overall, the property retains sufficient integrity of design and materials to convey association with its 1908 construction and contribute to the historic district.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character defining features of 3591 Jackson Street include the following:

- Overall form and massing
- Side gable roof intersected by front- and rear-facing gable ends
- Wood shingle cladding
- Divided light wood-sash windows and wood knee braces in the gable end
- Box bay window with projecting beams at the base
- Wood-frame windows (generally)
- Recessed entry porch

The general character-defining features of the potential Presidio Heights historic district include the following:

- Large, frequently formal dwellings, typically two- to three-stories in height above a raised basement
- Frequent use of front and side setbacks with associated garden and/or site walls
- Overall superior level of architectural details and the use of high quality materials
- Gable and hip roof forms are most common
- Wood-sash windows (double-hung and casement) are most common
- Wood shingle, brick or stucco cladding materials are most common

CEQA Historic Resource Determination

- ☒ Historical Resource Present
☐ Individually-eligible Resource
☒ Contributor to an eligible Historic District

☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, Senior Preservation Planner

Date: 1-31-2014

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



View south of the primary façade of 3591 Jackson Street (Google Maps)



Satellite view showing 3591 Jackson Street (Google Maps)



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date: December 19, 2014
Case No.: 2013.1662E
Project Address: 3591 Jackson Street
Zoning: RH-1 (Residential-House, One Family)
40-X Height and Bulk District
Block/Lot: 0987/016
Date of Review: January 23, 2014 (Part I)
March 6, 2014 (Part II)
December 19, 2014 (Part II-Revised)
Staff Contact: Jonathan Lammers (Preservation Planner)
(415) 575-9093
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PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

Constructed in 1908, the subject building at 3591 Jackson Street is located on the south side of Jackson Street between Locust and Spruce streets in the Presidio Heights neighborhood. The subject property is not currently listed in any local, state or national historical register.

As stated in the Historic Resource Evaluation Response, Part I (dated January 23, 2014), the Department has determined that the subject property is eligible for inclusion in the California Register under Criterion 3 as a contributor to the California Register eligible Presidio Heights Historic District.

As such, 3591 Jackson Street is considered a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Proposed Project

☒ Demolition

☐ Alteration

Per Drawings Dated: November 6, 2013 by Butler Armsden Architects

Project Description

A Historic Resource Evaluation Response Part II (Project Evaluation) was previously prepared for the property on March 6, 2014. Since that time, the project sponsors have revised their plans from altering the existing building at 3591 Jackson Street, to demolishing the existing building and constructing a new single-family residence on the lot.

The proposed new three-story-over-raised-basement building will encompass 5,291 square feet of conditioned space and 1,094 square feet of unconditioned space, for a total of 7,015 square feet. Based on the project drawings, the new building will include the following features:

- A ground floor garage level crowned with an entry porch
- Board-formed concrete planters and a metal entry gate at the ground floor level
- Stucco cladding
- Boxed bays flanking a recessed central bay at the second and third stories, including a balcony at the second story.
- Multi-light fixed and casement steel windows (crowned with stone lintels on the primary facade)
- A painted wood cornice
- A flat roof with skylights

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The proposed project involves the demolition of a contributing property within a California Register eligible historic, and thus will result in an impact to a historic resource (the Presidio Heights Historic District). As defined by the California Environmental Quality Act (CEQA), a significant adverse impact to a historic resource occurs when the resource's ability to convey its significance is materially impaired. In the case of an eligible historic district, such impacts can be quantified by the demolition or alteration of contributing buildings, as well as new construction and/or infill which is not consistent with the character-defining features of the district.

Research performed by Planning Department staff indicates that a number of buildings in Presidio Heights have been altered over the last decade, with most of these alterations pre-dating identification of the eligible historic district. These alterations include changes to the following buildings, all of which were constructed within the district's period of significance:

- 3440 Clay Street (1907), alterations to primary facade
- 3512 Clay Street (circa 1900), garage addition at the basement level
- 3778 Clay Street (1904), two-car garage addition and two-story rear addition
- 3948 Clay Street (1905), widen existing garage and rear addition

- 3424 Jackson Street (1921), horizontal expansion on all floors, relocation of driveway and garage
- 3524 Jackson Street (1910), infill existing entry, modify cornice and dormers, relocate entry
- 200 Locust Street (1904), proposed facade alterations
- 207 Maple Street (1926), modification of roofline and installation of new roof deck
- 233 Maple Street (circa 1900), rear addition
- 3515 Pacific Avenue (1911): horizontal and vertical addition
- 3412 Washington (circa 1900), Extension of gable roofline and expansion of basement
- 3966 Washington (1912), horizontal addition to basement, 1st and 2nd floors

The majority of these alterations involved the construction or modification of automobile garages, or rear or vertical additions that were minimally visible from the public right-of-way. Thus, these alterations had a relatively minor impact on the overall integrity of the district. In a few cases, however, these alterations removed or modified character-defining features of the respective properties.

The demolition of 3591 Jackson Street will diminish the overall integrity of the district through the removal a district contributor. Considered as a whole, though, it does not appear that this demolition will significantly erode the district's integrity such that the significance of the district is materially impaired. The subject building is not a strong representative of the district's overall character, nor does it have individual significance within its immediate context. The eligible district encompasses more than 15 square blocks and more than 500 properties. On the subject block, the overall ratio of contributors to the district is approximately 90 percent. The demolition of the subject property will lower that ratio to approximately 85 percent.

The architectural character of the new building has also been analyzed for its consistency with the existing character of the district. As discussed in the Historic Resource Evaluation Response Part I (Historic Resource Evaluation) prepared for the subject property in January, 2014, the general character-defining features of the eligible Presidio Heights historic district include the following:

- Large, frequently formal dwellings, typically two- to three-stories in height above a raised basement
- Frequent use of front and side setbacks with associated garden and/or site walls
- Overall superior level of architectural details and the use of high quality materials
- Gable and hip roof forms are most common
- Wood-sash windows (double-hung and casement) are most common
- Wood shingle, brick or stucco cladding materials are most common

The proposed new building is generally consistent with the character-defining features of the historic district in regards to its overall scale. In the immediate vicinity of the subject property, the four adjacent buildings to the east are all three-story-over-raised-basement in height. The use of multi-light casement windows is also consistent with the district, although metal sashes are not. The proposed design is generally formal in appearance, and the proposed cornice, although lacking modillions or dentils, does draw mild inspiration from Classical Revival style architectural features employed elsewhere in the

neighborhood. Overall, the proposed design is not significantly out of character with the historic district, and thus the district will still be able to convey the reasons for its significance.

Summary

The demolition of a contributing resource to a California Register eligible historic district will diminish the overall integrity of the historic district. However, the loss of this contributing resource will not result in a substantial adverse impact, as the district will still retain a sufficient number of contributing properties to be able to convey the reasons for its significance. Likewise, the design of the new building proposed for the lot is overall compatible with the scale, materials and character of the historic district. Thus, the project as proposed will not have a significant adverse impact upon a historic resource (the eligible Presidio Heights Historic District), as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, Senior Preservation Planner

Date: *12/30/2014*

cc: Vernaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Melinda Hue, Environmental Planning
Glenn Cabrerros, Current Planning



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
4529 18th Street		2691/040
Case No.	Permit No.	Plans Dated
2014-001303ENV		10/10/2014
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Project involves the alteration of the front building only. Reconfigure the first floor to widen the existing walkway to access the residential entry. The addition of two-stories plus mezzanine. The project will include 1,049 sf of outdoor spaces such as deck, balcony and exterior stair as well as a 30' rear yard between the two buildings. Lot occupancy will remain unchanged.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone—as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Laura Lynch	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: 8/18/2014 (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Justin A Greving Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Signature: Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.02.17 12:01:37 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- | | |
|--------------------------|--|
| ☐ | Result in expansion of the building envelope, as defined in the Planning Code; |
| ☐ | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; |
| ☐ | Result in demolition as defined under Planning Code Section 317 or 19005(f)? |
| ☐ | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- | | |
|--------------------------|---|
| ☐ | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.

Planner Name:	Signature or Stamp:



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SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion	2/12/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Grevig	4529 18th Street	
Block/Lot:	Cross Streets:	
2691/040	Ord and Hattie streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014-001303ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:		
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	10/10/2014
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PROJECT ISSUES:
☒ Is the subject Property an eligible historic resource?
☐ If so, are the proposed changes a significant impact?
Additional Notes:
Submitted: Historic Resource Evaluation prepared by Johanna Street (dated September 18, 2014)
Proposed Project: Alteration of the front building only. Reconfigure 1st flr to widen (e) walkway to access residential entry. Addition of 2-stories plus mezzanine. The project will include 1,049 sf of outdoor spaces such as deck, balcony, exterior stair, and rear yard.

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	n/a	Period of Significance:	n/a	
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Evaluation (HRE) prepared by Johanna Street (dated September 18, 2014) and information found in the Planning Department files, the subject property at 4529 18th Street contains a one-story wood-frame store constructed in 1909 at the street, and a rear two-story wood-frame single-family residence constructed in 1912 (source: building permit). The store was originally owned by John S. Stewart, a teamster, and was built by Werner & Company. At the time Stewart lived with his wife down the block at 52/56 Caselli Avenue. Within a year of its construction, "Riccomi Angelo Fruits" was operating at the subject property's address. The Riccomi family eventually purchased the subject property in 1924 and continued to operate a fruit market from the store until 1936, after which it was rented out to various tenants. Both buildings are simple vernacular constructions. Known alterations to the store include uncovering and replacement of a transom window, and installation of new windows and a glass door (2002). A photo from the assessor's office indicates the storefront originally contained a centered garage door which was replaced at an unknown date with a glass storefront. The rear residence was likely constructed to accommodate the growing Riccomi family. Known alterations to the rear residence include installation of a second floor window (1992), foundation repair (1997), and deck construction (2004).

No known historic events occurred at the subject property (Criterion 1). The Riccomi Angelo store was nothing more than a small neighborhood market. None of the owners or occupants have been identified as important to history (Criterion 2). The buildings on the subject property are not architecturally distinct such that they would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Castro/Upper Market neighborhood on a block that was largely developed after the 1906 earthquake. While the subject block has some buildings that may be individually eligible for their architecture, generally it displays a range of Queen-Anne single-family homes, Edwardian style apartment buildings, and later infill from the 1930s and 1940s. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Smarta</i>	2/13/2015



Figure 2: Subject building's front elevation, facing southwest

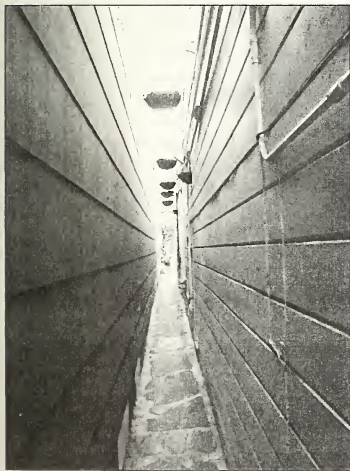


Figure 3: Walkway leading down the subject building's east side, view facing south (left); front elevation of 4529 1/2 18th Street, behind the subject building and sharing the same lot, view facing south (right)



SAN FRANCISCO PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2785 San Bruno Ave.		5450/018	
Case No.	Permit No.	Plans Dated	
2014-003173ENV		10/29/14	
☐ Addition/ Alteration	☒ Demolition (requires HRER if over 45 years old)	☒ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Demolish existing one-story, single-family residence and construct a four-story building with two residences over ground floor commercial (2,096 sf retail and 1,554 sf office) and and no on-site parking.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☒	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone)? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☒	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20% : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	
Sponsor enrolled in DPH Article 38; project will comply with recommendations of 2/13/15 Charles Salter noise report.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 1/22/2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.
☒	No further environmental review is required. The project is categorically exempt under CEQA.
Planner Name: Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Jean Poling Digitally signed by Jean Poling DN: c=us, o=City of San Francisco, ou=City Planning, ou=Environmental Planning, cn=Jean Poling, email=jean.poling@sfgov.org Date: 2015.02.17 10:56:47 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date:	Date of Form Completion	1/12/2015
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PROJECT INFORMATION:

Planner:	Address:	
Justin Grevig	2785 San Bruno Avenue	
Block/Lot:	Cross Streets:	
5457/022	Wayland and Bacon streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014-003173ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration ☒ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	10/29/2014
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PROJECT ISSUES:

☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Johanna Street (dated 10/22/2014).	
Proposed project: Demolish existing one-story, single-family residence and construct a four-story building with two residences over ground floor commercial and no on-site parking.	

PRESERVATION TEAM REVIEW:

Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	n/a	Period of Significance:	n/a	
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

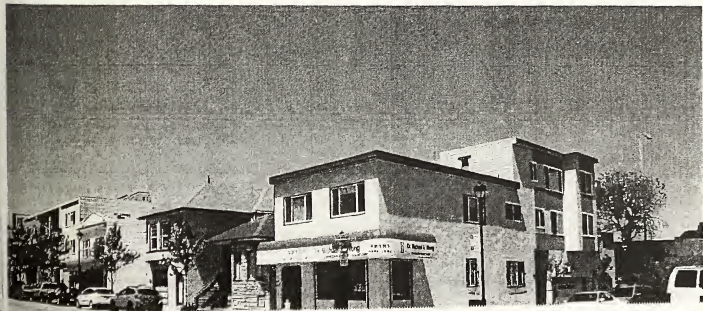
According to the Supplemental Information for Historic Resource Determination prepared by Johanna Street (dated 10/22/2014) and information found in the Planning Department files, the subject property at 2785 San Bruno Avenue contains a one-story single-family wood-frame residence constructed in 1906 in the vernacular architectural style (source: water tap records). The property was constructed by an unknown builder for Gustave Boucherie. Boucherie held a number of different jobs including baker and wagon driver, and lived with his wife Emma on the property until 1922 when it was sold to James and Elizabeth Lancaster. The property passed through a number of owners and occupants throughout the twentieth century who held a variety of blue collar jobs. Known exterior alterations to the property include installation of permastone to the primary (west) façade (1953), and reroofing (1997). Visual inspection reveals there was an additional building on the property, constructed sometime before 1914 that functioned early on as a second unit on the lot. This building was demolished sometime during the 1990s and another structure containing a kitchenette/workshop was built at the rear. Windows have been replaced with aluminum slider and vinyl double hung windows.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located within the Portola neighborhood on a commercial block that exhibits a variety of architectural styles, construction dates, and subject alterations that compromise historic integrity. The area surrounding the property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Uma Dz</i>	1-22-2015







SAN FRANCISCO PLANNING DEPARTMENT

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DOCUMENTS DEPT

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PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
54 Tiffany Ave.		6597/005B	
Case No.	Permit No.	Plans Dated	
2014.1563E	201412194172	9/1/2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Vertical (new third-floor) and horizontal addition to existing single-family residence.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class __

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the

	<i>Maheer program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maheer layer).</i>
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20% : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): per PTR form dated 2/17/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:  2/17/2015	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.				
☒	No further environmental review is required. The project is categorically exempt under CEQA.				
<table border="1"> <tr> <td>Planner Name: JUSTIN A GREVING</td> <td>Signature:  2/17/2015</td> </tr> <tr> <td colspan="2"> Project Approval Action: Select One: building permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. </td> </tr> </table>		Planner Name: JUSTIN A GREVING	Signature:  2/17/2015	Project Approval Action: Select One: building permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Planner Name: JUSTIN A GREVING	Signature:  2/17/2015				
Project Approval Action: Select One: building permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.					
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.					

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion	2/12/2015
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PROJECT INFORMATION:

Planner:	Address:	
Justin Greving	54 Tiffany Avenue	
Block/Lot:	Cross Streets:	
6597/005B	Duncan and 29th streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
b	n/a	2014.1563E

PURPOSE OF REVIEW:

☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction
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PROJECT DESCRIPTION:

DATE OF PLANS UNDER REVIEW:	9/1/2014
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PROJECT ISSUES:

☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by John Oram (dated September 1st, 2014)	
Proposed Project: Vertical (new third-floor) and horizontal addition to existing single-family residence.	

PRESERVATION TEAM REVIEW:

Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 -Persons:	☐ Yes ☒ No	Criterion 2 -Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	n/a	Period of Significance:	n/a	
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

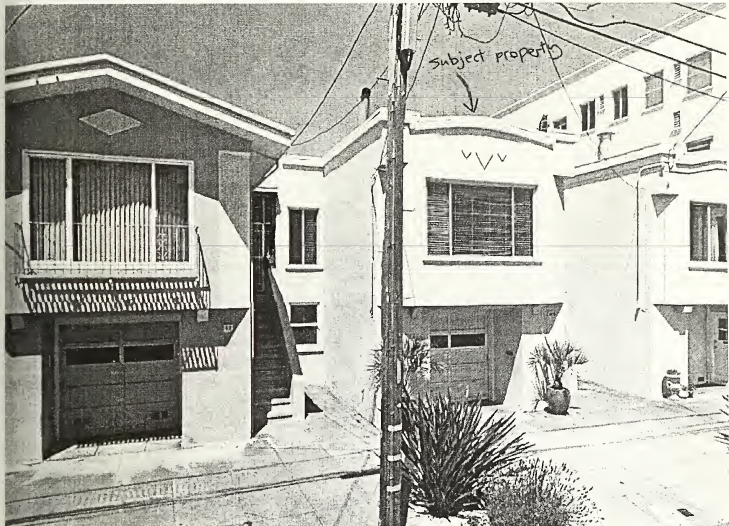
According to the Supplemental Information for Historic Resource Determination prepared by John Oram (dated September 1, 2014) and information found in the Planning Department files, the subject property at 54 Tiffany Avenue contains a one-story over garage wood-frame single-family residence constructed in 1923 in an eclectic architectural style with a cornice detail (source: building permit). The architect for the building was A.G. Rizzoli and the builder/developer was W.A. Newsom. The original owners were Harry and Myrtle Rose, a musician and shop owner respectively, who lived in the property until 1936, when it was sold to Kenneth Williams. Known exterior alterations to the property include window replacement with aluminum windows on the primary façade (1966), termite damage repair (1969), and reroofing (1995).

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building is a simply detailed residence with a straight side stair designed by A.G. Rizzoli and is a standard building type for single-family residences from this period in San Francisco. A.G. Rizzoli has been recognized as an "outsider artist" who became known for his detailed renderings of fantastical buildings that were often representations of important people in his life. However, Rizzoli is not significant as an architect of actual buildings and worked as a draftsman in a number of different architectural offices to support his creative artistic passion. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Bernal Heights neighborhood on a block that contains a wide range of architectural styles and building types. While there is a row of single-family homes further down the block on Tiffany avenue that appear to be of the same configuration as the subject property, they are not architecturally distinct nor do they retain sufficient integrity that they would be considered eligible as a historic district.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Smaida</i>	2/13/2015



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SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2025 Sacramento St.		0640/012A
Case No.	Permit No.	Plans Dated
2014.1312E		8/12/2014
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction
☐ Project Modification (GO TO STEP 7)		
Project description for Planning Department approval. Remove roof tile parapet; replace wood windows with metal windows in front and west elevations; replace wood garage door with metal and frost glass garage door; replace painted stucco with flat finish stucco.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: <u>2/13/15</u> (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: <u>Melley Catta</u>	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: <u>S. Caltagirone</u>		Signature: <u>Melley Catta</u> 2/18/15
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	N/A	Date of Form Completion	2/10/2015
---------------------------------	-----	-------------------------	-----------

PROJECT INFORMATION:

Planner:	Address:		
Shelley Caltagirone	2075 Sacramento Street		
Block/Lot:	Cross Streets:		
0640/012A	Octavia Blvd.		
CEQA Category:	Art. 10/11:	BPA/Case No.:	
B	No	2014.1312E/ 201408123677	

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	08/12/14
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PROJECT ISSUES:

☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	

PRESERVATION TEAM REVIEW:

Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

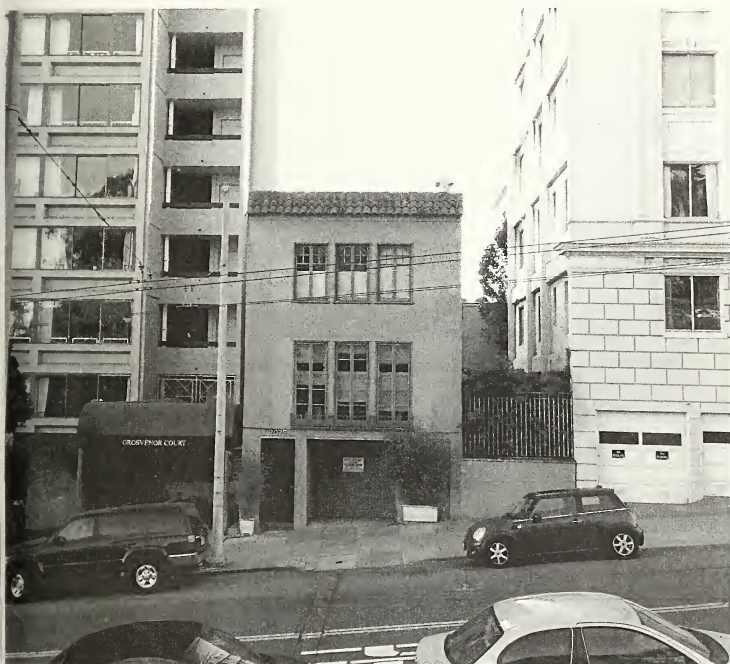
The Department has reviewed the Environmental Evaluation Application and found that the 2075 Sacramento Street property is not eligible for listing on the California Register either as an individual resource or as a contributing resource to a district. The building was constructed in 1925 by builder F.A. Gawthorne in a simplified Mediterranean Revival style. The building has not undergone any significant alterations since its construction. Please refer to the application for further information about the property's history.

While the property retains design and material integrity, the building is not a distinctive work of architecture and it is not associated with a noteworthy architect or builder. The building has no architectural interest, importance or distinction. For these reasons, the building does not appear to be eligible for under Criterion 3. Research did not reveal any property associations with events or persons related to the history of San Francisco or the nation. Therefore, the building does not appear to be eligible under Criteria 1 or 2. Neither does the property does not appear eligible for information potential under Criterion 4. Lastly, the property does not appear to be part of an eligible historic district as the architectural context of this block is very mixed in terms of building construction dates and styles. For these reasons, the property is not a historical resource per the CEQA Guidelines. Furthermore, the re-cladding and window replacement project would not cause an adverse impact to any adjacent historical resources, such as Lafayette Square located directly across the street.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Uma</i>	<i>2/13/2015</i>

Photographs Of 2075 Sacramento Street

Front Facade







SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
208 2nd Ave		1432/066
Case No.	Permit No.	Plans Dated
2014-002372ENV	201411121329	11/11/2014
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. (E) ATTIC TO BE CONVERTED TO HABITABLE AREA. HORIZONTAL ADDITION OF 3'-9" IN REAR (93.75 SQ. FT) (E) ATTIC ROOF TO BE ALTERD. HEIGHT TO REMAIN. CONVERT (E) REAR FLAT ROOF OF (E) 3RD FLOOR TO ROOF DECK. RECLASSIFICATION		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maheer program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maheer layer).</i>
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Laura Lynch	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☒	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☒	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): Alteration of non-historic facade to revert back to gable roof feature.
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☐	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): 	
Preservation Planner Signature: Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: cn=Gretchen Hilyard, o=City of San Francisco, ou=City Planning, email=Gretchen.Hilyard@sfgov.org	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Gretchen A. Hilyard Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: cn=Gretchen Hilyard, o=City of San Francisco, ou=City Planning, email=Gretchen.Hilyard@sfgov.org Date: 2015.02.19 11:34:55 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

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SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

FEB 20 2015

CEQA Categorical Exemption Determination

SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1401 Monterey Blvd.		3263/001
Case No.	Permit No.	Plans Dated
2014.1263E	201412022874 JAG	7/14/2014
☒ Addition/ Alteration	☐ Demolition (requires HRR if over 50 years old)	☐ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Remove existing garage door at rear of property and fill in area under second floor; square off existing bay at first floor only facing Westgate Drive to accommodate new 9-foot-wide garage door at east elevation; add second garage door at east elevation in plane of existing facade; demolish existing driveway and curb-ut and install new driveway with new curb.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application is required</u>, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTH form dated 2/6/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: JUSTIN AGREVIN 2/11/2015	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: JUSTIN AGREVIN		Signature or Stamp:  2/11/2015
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required. CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion	2/5/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Grevig	1401 Monterey Boulevard	
Block/Lot:	Cross Streets:	
3263/001	San Aleso Avenue and Westgate Drive	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.1263E

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	received 8/18/2014
-----------------------------	--------------------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Tim Kelley Consulting (dated July, 2014)	
Proposed Project: Remove (e) garage door at rear and fill in; square off (e) bay at first floor only facing Westgate Dr for (n) 9-ft garage door at E elevation, add 2nd garage door at E elevation, demo (e) driveway and curb cut for (n) driveway and curb cut.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 -Persons:	☐ Yes ☒ No	Criterion 2 -Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:	n/a	Period of Significance:	n/a
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Tim Kelley Consulting (dated July, 2014) and information found in the Planning Department files, the subject property at 1401 Monterey Boulevard contains a two-story over garage wood-frame single-family residence constructed in 1929 (source: building permit). The subject property was originally developed by Fernando Nelson & Sons as part of the Mount Davidson Manor development and is designed in the Spanish Colonial Revival architectural style. Arthur D. and Ruby L. Newell were the original owners and occupants. Known exterior alterations to the property include repairs to correct termite damage in the rear (1965), fireplace expansion (1965), replacement of two windows with aluminum windows (1971), solar panel installation (1981), and reroofing (1994). Visual inspection reveals that most windows appear to have been replaced.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject property features elements of the Spanish Colonial Revival style, however it is not architecturally distinct nor does it retain sufficient integrity such that it would embody this style and qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the West of Twin Peaks neighborhood. Although Mount Davidson Manor was developed by Fernando Nelson & Sons, a well-known and prolific builder in San Francisco, the development is not representative of Fernando Nelson's most important work and represents a later period when the family business was run by Fernando's sons. While there may be sections of this development that are architecturally distinct, as a whole it does not appear to retain a cohesive character.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2/6/2015

Photographs of Subject Property



Primary Facade, 1401 Monterey Boulevard (Westgate-facing façade)



Primary Facade, 1401 Monterey Boulevard (Monterey-facing façade)





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FEB 24 2015

CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
460 31st Avenue		462/031	
Case No.	Permit No.	Plans Dated	
2014-003232ENV		12/13/2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demolish existing single-family dwelling. Construct new 4-story over basement two-family dwelling with 4 parking spaces.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☐	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the

	Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20% : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u> .	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Laura Lynch	
Project reviewed by staff archeologist 2/12/2015	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces .
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 1/30/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greiving Digitally signed by Justin Greiving, DN: cn=Justin Greiving, o=San Francisco Planning Department, email=jgreiving@sfgov.org, c=US	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Laura C. Lynch		Signature: Laura Lynch Digitally signed by Laura Lynch, DN: cn=Laura Lynch, o=SF Planning Department, ou=Environmental Planning, email=laura.lynych@sfgov.org, c=US, Date: 2015.02.19 15:18:11 -0800
Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



PROB

DATE

NAME

AGE

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REL

DATE

PROB

DATE

NAME

AGE

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PROB

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SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion	1/26/2015
---------------------------------	-------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	460 31st Avenue	
Block/Lot:	Cross Streets:	
462/031	Geary Boulevard and Clement Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014-003232ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration ☒ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	12/13/2014
-----------------------------	------------

PROJECT ISSUES:
☒ Is the subject Property an eligible historic resource?
☐ If so, are the proposed changes a significant impact?
Additional Notes:
Submitted: Historic Resource Evaluation prepared by VerPlanck Historic Preservation Consulting (dated August 2014)
Proposed Project: Demolish existing single family dwelling. Construct new 4-story over basement two-family dwelling with 4 parking spaces

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	n/a	Period of Significance:	n/a	
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

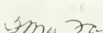
PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation (HRE) prepared by VerPlanck Historic Preservation Consulting (dated August, 2014) and information found in the Planning Department files, the subject property at 460 31st Avenue contains a one-story over garage wood-frame single-family residence constructed in 1906 (source: water tap records). The subject property is a hipped-roof shingle-clad vernacular style cottage. The subject property was likely constructed by its original owner Thomas Snead, a carpenter who lived in the house with his wife Gertrude until he sold it in 1920 to Peter and Betty Gleie. Known exterior alterations to the property include construction of a concrete retaining wall and steps at the rear (1911), recladding of the primary façade in asbestos shingles (1956), removal of a damaged rear porch and window and door replacement (1977), roof repairs (1987), and select asbestos siding replacement on the primary façade (1988).

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). Over the years the subject property was owned and occupied by different residents whose occupations and origins are typical of this Outer Richmond neighborhood. The subject property is a vernacular building typical of buildings constructed during this period and is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Outer Richmond neighborhood on a block that features a variety of different architectural styles and construction dates. Property types range from modest vernacular cottages constructed during the early twentieth century to two-story apartment buildings built during the 1960s and 1970s. As a whole, the subject block does not constitute a grouping of buildings that reflect a specific building period or construction type.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	1-30-2015

HISTORIC RESOURCE EVALUATION

460 31st Avenue
San Francisco, California



August 2014

Prepared by



Verplanck

HISTORIC PRESERVATION CONSULTING

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FEB 20 2015

CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1408 Douglass St		7519/002	
Case No.	Permit No.	Plans Dated	
2014.1413E	201404223854	8/10/2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. New third floor; horizontal addition at rear; front facade alterations.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☒	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): PR dated 2/6/15
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Marcelle Bordman		Signature: Marcelle Bordman
Project Approval Action: Select One BPA *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



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SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion
	2/2/2015

PROJECT INFORMATION:

Planner:	Address:	
Marcelle Boudreaux	1408 Douglass Street	
Block/Lot:	Cross Streets:	
7519/002	Duncan/28th	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		201404223854

PURPOSE OF REVIEW:

☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration	☐ Demo/New Construction
---------------------------------------	-------------------------------------	---------------------------------------	----------------------------------	---

PROJECT DESCRIPTION:

DATE OF PLANS UNDER REVIEW:	8/10/14
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PROJECT ISSUES:

- ☒ Is the subject Property an eligible historic resource?
- ☐ If so, are the proposed changes a significant impact?

Additional Notes:

remodel front elevation; one-story vertical addition; rear yard three story addition

PRESERVATION TEAM REVIEW:

Historic Resource Present	☐ Yes	☒ No *	☐ N/A
---------------------------	---------------------------	---------------------------------------	---------------------------

Individual

Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:

- Criterion 1 - Event: ☐ Yes ☒ No
- Criterion 2 - Persons: ☐ Yes ☒ No
- Criterion 3 - Architecture: ☐ Yes ☒ No
- Criterion 4 - Info. Potential: ☐ Yes ☒ No

Period of Significance:

Historic District/Context

Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:

- Criterion 1 - Event: ☐ Yes ☒ No
- Criterion 2 - Persons: ☐ Yes ☒ No
- Criterion 3 - Architecture: ☐ Yes ☒ No
- Criterion 4 - Info. Potential: ☐ Yes ☒ No

Period of Significance:

☐ Contributor ☐ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by William Kostura on March 2014, the subject property at 1408 Douglass Street is a one-story over garage/entry area stucco-clad single-family dwelling in the Minimalist Traditional style. According to the original building permit on file with DBI, and included in the supplemental materials, the subject property was built in 1948 for owner Atlas Realty Company by the Pacific Coast Construction Company. Both the Atlas Realty Company and Pacific Coast Construction Company were owned by Carl and Fred Gellert. The Gellert developers were among the most prolific builders in San Francisco from the 1920s-1970s; some of their significant work is in subdivisions, including Ardenwood, Lakeshore Park and Country Club Acres. Their houses of this era have restrained ornamental detailing and the forms for many of the houses are the same.

In October 1948, Atlas Realty sold the house to Samuel and Sara Glasgal, who owned the house through 1959. Samuel Glasgal's occupation is listed as driver. In the intervening years the house was sold two more times or was vacant, and in 1966 Lorraine Bowman purchased the property for another ownership change, owning it until 1977. After selling to Hugh Donaldson in 1977, Lorraine Bowman continued to live at the house until 1982. There are no known occupations for Bowman, Donaldson or other brief owners of the house.

1408 Douglass was one of six houses that Atlas Realty built on this block during 1948-1951, however, only one other still stands at 1414 Douglass, with a vertical addition. Other Atlas Realty properties may have been demolished during the redevelopment era of the 1960s and 1970s when Diamond Heights Boulevard was pushed through and new apartment buildings were constructed.

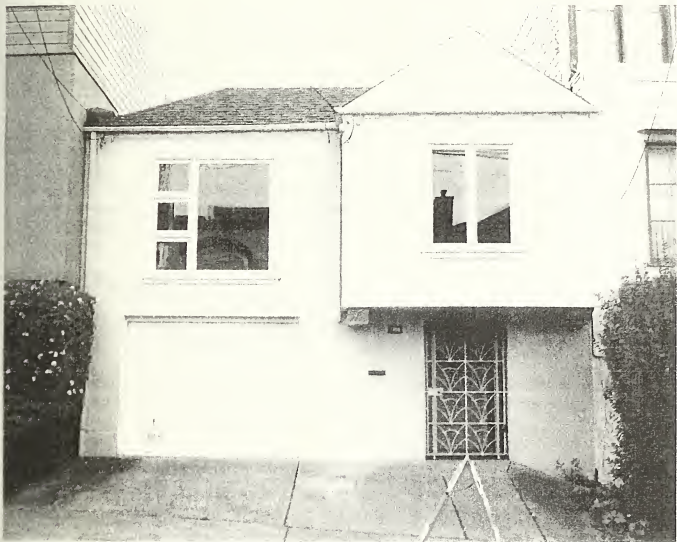
No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2) for listing in the California Register of Historic Resources, respectively. The existing structure appears to have been unaltered and retains a high level of integrity, nonetheless does not possess high artistic value for listing individually under Criterion 3 in the California Register.

Therefore, 1408 Douglass Street is not eligible for listing in the California Register either individually or as part of a district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Sma Da</i>	2/6/2015

HISTORICAL EVALUATION OF
1408 DOUGLASS STREET, SAN FRANCISCO

According to California Register Criteria



View looking west at 1408 Douglass Street

by

William Kostura, architectural historian
P. O. Box 60211
Palo Alto, CA 94306

March 2014

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SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

FEB 24 2015

CEQA Categorical Exemption Determination

SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Extenet Wireless Facilities on SFPUC Poles North of Market		N/A	
Case No.	Permit No.	Plans Dated	
2014-002830ENV		12/8/14	
☐ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☒ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Install wireless facilities on existing poles owned by SFPUC in the public right-of-way in the North of Market St area east of Van Ness Ave to provide enhanced Verizon Wireless service. Each facility would consist of one antenna and shroud that would extend approx. 2'6" above top of pole, and two 16" x 9.5" x 5.7" radio relay unit (MRRU) equipment boxes mounted to the side of the pole approx. 10'-15' above grade. See attached list of facility locations.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☐	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☒	Class ^{3(d)} Construction and location of limited numbers of new, small communications facilities.

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☒	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☐	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☐	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name:		Signature:
Project Approval Action: DPW Final Approvals If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Jean Poling Digitally signed by Jean Poling DN: cn=org, o=San Francisco Planning, ou=City Planning, ou=Environmental Planning, cn=Jean Poling, email=jeanne.poling@sfgov.org, Date: 2015.02.20 11:04:47 -08'00'
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

[illegible]

Extenet Facilities on SFPUC Poles North of Market - 2014-002830ENV

Extenet node ID	Nearest street address	Pole type	Block- Lot	Article 10 or 11 applicability
11	625 Powell St	PUC	0273-002	No
20	248 Ellis St	PUC	0325-031	No
22	364 O'Farrell St	PUC	0316-010	No
31	140 Battery St	PUC	0262-008	No
39	500 Pine St	PUC	0258-033	No
43	750 Bush St	PUC	0273-007	No
44	464 California St	PUC	0239-026	No
46	423 Washington	PUC	0204-020	No
55	145 Jackson St	PUC	0172-010	No
56	394 Pacific Ave	PUC	0174-010	No
57	220-250 Jackson Street	PUC	0173-007	No
58	711 Washington St	PUC	0209-017	No
59	675-699 Jackson Street	PUC	0194-018	No
61	732-772 Pacific Ave	PUC	0161-041	No
62	653 Front St	PUC	0173-001	No
64	840 Broadway	PUC	0148-008	No
65	1663 Sansome	PUC	0059-005	No
66	1789-1799 Montgomery	PUC	0056-007	No
69	2368 Stockton	PUC	0018-004	No
71	2769 Taylor St	PUC	0012-001	No
72	2650 Mason St	PUC	0014-001	No
73	2542 Powell St	PUC	0014-001	No
79	320 Bay St	PUC	0031-018	No
81	337 North Point	PUC	0031-018	No
82	100 North Point	PUC	0018-005	No
84	2098 Grant Ave	PUC	0055-019	No
88	602 Lombard St	PUC	0064-009	No
90	432 Chestnut St	PUC	0053-005	No
93	566 Lombard St	PUC	0063-017	No
94	2030 Stockton St	PUC	0054-030	No

95	562 Filbert	PUC	0088-011	No
96	1599 Grant ave	PUC	0103-001	No
102	511 Green St	PUC	0131-021	No
104	566 Union	PUC	0103-012	No
105	455 Green	PUC	0132-040	No
109	1200 Montgomery St	PUC	0113-045	No
110	334 Valjejo St	PUC	0134-001	No
111	572 Valjejo St	PUC	0132-024	No
112	198 Greenwich	PUC	0081-002	No
114	101 Lombard St	PUC	0080-011	No
115	3030-3032 Larkin	PUC	0025-023	No
120	737 Bay	PUC	0045-017	No
121	1056 Bay	PUC	0454-001	No
122	80 North View Ct.	PUC	0476-001	No
127	112 Culebra	PUC	0477-028	No
128	1175 Francisco St	PUC	0478-015	No
129	1355 Lombard St	PUC	0520-005	No
131	775 Francisco St	PUC	0049-001	No
133	2335 Hyde St	PUC	0069-070	No
134	2745 Larkin St	PUC	0047-001	No
135	2936 Polk	PUC	0476-006	No
137	8 Waldo Alley	PUC	0152-005	No
151	960 Green	PUC	0120-007	No
154	2348 Polk St	PUC	0548-017	No
155	1830 Jones	PUC	0127-008	No
160	2027 Larkin	PUC	0572-006	No
161	1367 Broadway	PUC	0154-045	No
162	1522 Mason St	PUC	0148-054	No
163	934 Broadway	PUC	0149-011	No
164	1534 Taylor	PUC	0158-024	No
165	1230 Broadway	PUC	0152-010	No
166	929 Pacific	PUC	0180-051	No

Extenet Facilities on SFPUC Poles North of Market - 2014-002830ENV

169	1022 Mason St	PUC	0223-010		No
172	845 California / Z Joice	PUC	0256-029		No
177	685 California St	PUC	0258-021		No
179	149 Leidesdorff	PUC	0239-026		No
186	1126 Montgomery	PUC	0134-019		No
187	387 Union St	PUC	0114-032		No
188	393 Green St	PUC	0133-028		No
189	368 Lombard	PUC	0061-007		No
192	532-536 Greenwich	PUC	0077-015		No
194	2124 Hyde St	PUC	0094-017		No
195	2430 Hyde St	PUC	0048-009		No
196	1036 Chestnut St	PUC	0047-007		No
197	1112 Lombard St	PUC	0070-001		No
204	1941 Leavenworth St	PUC	0122-002		No
206	1620 Jones	PUC	0157-023		No
208	1316 Broadway	PUC	0153-013		No
209	1801 Larkin St	PUC	0596-007		No
210	2163 Polk	PUC	0571-001		No
212	1110 Leavenworth	PUC	0247-014		No
215	1821 Polk	PUC	0598-002		No
216	1044 Jones St	PUC	0252-003		No
218	1630 Polk St	PUC	0621-015		No
219	4 Himmelman	PUC	0158-016		No
225	1535 Jackson St	PUC	0597-022		No
229	1370 California	PUC	0248-013		No
230	1560 Pacific	PUC	0573-010		No
234	1549 California	PUC	0645-019		No
237	920 Leavenworth	PUC	0276-017		No
238	900-948 Hyde	PUC	0277-025		No
239	1244 Larkin	PUC	0278-010		No
240	106 Austin	PUC	0667-002		No
241	1257 Polk St	PUC	0670-026		No

244	729 Leavenworth	PUC	0300-002	No
245	869 Jones St	PUC	0281-001	No
246	810 Taylor St	PUC	0274-011	No
248	98 Hemlock	PUC	0692-013	No
249	99 Cedar	PUC	0693-014	No
250	600 Leavenworth	PUC	0304-011	No
254	802 Pine	PUC	0255-001	No
256	587 Post St	PUC	0306-017	No
259	537 Geary St	PUC	0317-027	No
262	2 Olive	PUC	0717-002	No
263	740 Larkin	PUC	0321-026	No
264	801 Larkin St	PUC	0716-002	No
265	888 O'Farrell	PUC	0716-012	No
266	441 Jones	PUC	0323-001	No
267	516 O'Farrell	PUC	0318-007	No
268	689 Geary St	PUC	0318-016	No
271	910 Bush St	PUC	02758-051	No
272	972 Pine	PUC	0254-019	No
273	990 Polk St	PUC	0716-280	No
276	1350 Bush St	PUC	0668-003	No
277	1060 Bush	PUC	0276-014	No
278	1421 Pine St	PUC	0668-001	No
279	1111 Pine	PUC	0276-029	No
282	400 Leavenworth	PUC	0323-015	No
283	460 Ellis	PUC	0323-014	No
284	476 Hyde St	PUC	0321-001	No
293	723 Polk	PUC	0739-002	No
294	790 Ellis	PUC	0717-018	No
296	200 Hyde St	PUC	0337-021	No
106b	493 Vallejo	PUC	0144-025	No
140b	1304 Lombard St	PUC	0499-002	No
14b	312-324 Larkin	PUC	0347-009	No

Extenet Facilities on SFPUC Poles North of Market - 2014-002830ENV

178b	800 Powell	PUC	0243-017	No
184c	598 Jackson	PUC	0176-011	No
211b	1367 Jones St	PUC	0214-016	No
224b	1262 Pacific Ave	PUC	0156-072	No
258b	591 Hyde	PUC	0320-001	No
28b	1125-1149 Powell St	PUC	0191-006	No
29c	1255 Battery St	PUC	0084-009	No
74b	505 Beach St	PUC	0023-002	No
80b	531-555 North Point	PUC	0029-007	No





SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

MAR - 2 2015

SAN FRANCISCO
PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROJECT INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
548 Rhode Island Street		4009/001H
Case No.	Permit No.	Plans Dated
2015-0007796HV		1/12/2015
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Vertical and horizontal alteration of existing single-family residence. Includes the construction of new third story with a roof deck, rear expansion of the first- and second-floors, façade renovations, and internal alterations.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate of higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone—as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate of higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☒	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jenny Delumo	
Construction activities are subject to the Dust Control Ordinance requirements contained in SF Health Code Article 22B and SF Building Code Sec. 106 A.3.2.6. Requirements of the Dust Control Ordinance include, but are not limited to, watering to prevent dust from becoming airborne, sweep or vacuum sidewalks, and cover inactive stockpiles of dirt. These measures ensure that serpentine does not become airborne during construction.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): <i>Per PTF form dated 2/20/2015</i>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: _____	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: <i>Graciela A. Hillyard</i>	Signature: <i>Graciela A. Hillyard</i> <i>2/23/2015</i>
	Project Approval Action: Select One <i>Building Permit</i> *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



PROPERTY

NO. 12

DATE

PLACE

NAME

ADDRESS

CITY

STATE

ZIP

PROPOSED

REASON

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SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	2/18/2015
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PROJECT INFORMATION:

Planner:	Address:	
Gretchen Hilyard	548 Rhode Island Street	
Block/Lot:	Cross Streets:	
4009/001H	Mariposa and 18th Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-000779ENV

PURPOSE OF REVIEW:

☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC
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PROJECT DESCRIPTION:

☒ Alteration	☐ Demo/New Construction
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DATE OF PLANS UNDER REVIEW:	1/12/2015
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PROJECT ISSUES:

- ☒ Is the subject Property an eligible historic resource?
- ☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Historic Resource Evaluation prepared by Tim Kelley Consulting (November 2014).

Proposed project: Vertical and horizontal alteration of existing single-family residence. Includes the construction of new third story with a roof deck, rear expansion of the first- and second-floors, façade renovations, and internal alterations.

PRESERVATION TEAM REVIEW:

Historic Resource Present	☐ Yes	☒ No *	☐ N/A
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Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance:
☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the information provided in the Historic Resource Evaluation prepared by Tim Kelley Consulting (dated November 2014) and information in the Planning Department files, the subject property at 548 Rhode Island contains a one-story-over-basement, wood frame, single-family residence constructed in 1937 in a Vernacular style with Mission Revival influences. The property was originally owned and built by Joe Higgins, a contractor. The property is located on a sloped parcel in the Potrero Hill neighborhood of San Francisco. Permit records did not reveal any exterior changes to the building over time.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building has undergone little to no alterations over time and is an intact example of a contractor-built vernacular single-family residence. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

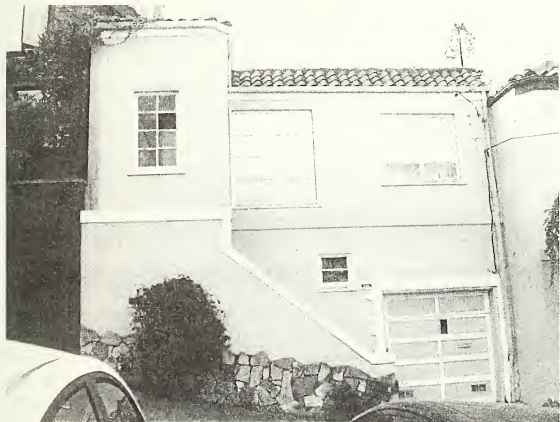
The subject property is not located within the boundaries of any identified historic districts. The subject property is located in the northwestern corner of the Potrero Hill neighborhood on a block that exhibits a variety of architectural styles and construction dates ranging from 1906 to 1940. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6-20-2015

HISTORICAL RESOURCE EVALUATION PART 1

RHODE ISLAND STREET
SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM





SAN FRANCISCO PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROJECT INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
201-203 Roosevelt Way		2614/114
Case No.	Permit No.	Plans Dated
2014.1385E		8/14/2014
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction
		☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Add dormers and bay windows; reconfigure windows; expand building envelope; replace siding; remove parking space from detached existing garage.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Mahe layer).
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading -including excavation and fill on a landslide zone - as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

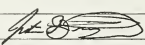
Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 2/20/2015

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

Comments (optional):

Preservation Planner Signature: 

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.
☒	No further environmental review is required. The project is categorically exempt under CEQA.
Planner Name: JUSTIN A. GREYIN Signature:  2/23/2015	
Project Approval Action: Select One Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	2/18/2015
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PROJECT INFORMATION:

Planner:	Address:	
Justin Greving	201-203 Roosevelt Way	
Block/Lot:	Cross Streets:	
2614/114	15th Street and Museum Way	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.1385E

PURPOSE OF REVIEW:

PROJECT DESCRIPTION:

☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction
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DATE OF PLANS UNDER REVIEW:	8/14/2014
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PROJECT ISSUES:

☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Tom McElroy (dated August 8, 2014)	
Proposed Project: Add dormers and bay windows; reconfigure windows; expand building envelope; replace siding; remove parking space from detached existing garage.	

PRESERVATION TEAM REVIEW:

Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	n/a	Period of Significance:	n/a	
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Tom McElroy (dated August 14, 2014) and information found in the Planning Department files, the subject property at 201-203 Roosevelt Way contains a three-story wood-frame two-family residence constructed in 1910 (source: water tap record). The subject property is constructed in the vernacular architectural style, is clad in shingles, and features a prominent side gable roof. The original builder/architect is unknown however the original owner and occupant was F. Bryon Chenoweth, a foreman. Known exterior alterations to the property include repair to deteriorated shingles, windows, porches, and stairs, and selective window replacement (1968), construction of a small addition to the rear of the property (1969), and reroofing (1968 and 2013). Visual inspection reveals that the house was likely moved to accommodate widening of Roosevelt Way sometime between 1918 and 1950. A detached garage was added at a later date (1966).

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). While the subject property is on a prominent corner lot it does not reflect the earliest phase of development on the block. There are three houses on the south side of the subject block extant from before the 1906 earthquake. The building is clad in shingles, a common cladding material in the Bay Area during this period and is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Castro/Upper Market neighborhood on a neighborhood that exhibits a variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. Much of the block was developed during the latter part of the twentieth century with apartments built as late as the 1980s. Together the block does not comprise a concentration of historically or aesthetically unified buildings.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Smara</i>	2-20-2015



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SAN FRANCISCO PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
Verizon Facilities on SFMTA Poles North of Market		N/A
Case No.	Permit No.	Plans Dated
2014-000928ENV		12/8/14
☐ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☒ New Construction
		☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Install wireless facilities on existing poles owned by SFMTA in the public right-of-way in the North of Market St. area east of Van Ness Ave to provide enhanced Verizon Wireless service. Each facility would consist of one antenna and shroud that would extend approx. 26" above top of pole, and two 16" x 9.5" x 5.7" radio relay unit (MRRU) equipment boxes mounted to the side of the pole approx. 10'-15' above grade. See attached list for facility locations.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☐	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☒	Class ^{3(d)} Construction and location of limited numbers of new, small communications facilities.

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☒	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

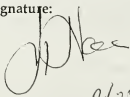
Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☐	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☐	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: JOY NAVAPRETE		Signature: 
Project Approval Action: DPW Final Approvals If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		2/25/15
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

Verizon Facilities on SFMTA Poles North of Market St. - 2014-000928ENV

ExteNet node ID	Nearest street address	Pole type	Block- Lot
6	2 Montgomery	MTA	0291/007
9	201 Embarcadero	MTA	0202/018
26	749 Grant Ave	MTA	0225/001
33	606 Broadway	MTA	0146/002
37	857 Clay	MTA	0225/019
38	752 Stockton	MTA	0242/018
42	333 Bush St	MTA	0288/032
47	450 Sansome St	MTA	0229/018
48	250 Clay St	MTA	0204/023
49	713 Clay St	MTA	0209/017
70	333 Jefferson	MTA	0011/008
78	619 Union St	MTA	0102/001
118	2655 Hyde St	MTA	0026T/184
153	1298 Union St	MTA	0096/032
183	1339 Stockton St	MTA	0147/003
205	1499 Union St	MTA	0547/014
222	1216 Taylor St	MTA	0214/006
227	1466 Clay St	MTA	0301/016
228	1455 Sacramento	MTA	0248/024
232	1635 Clay St	MTA	0621/019
251	700 Jones St	MTA	0298/014
256	587 Post St	MTA	0306/017
269	700 Post St	MTA	0299/003
270	801 Sutter St	MTA	0299/001
280	13 Golden Gate	MTA	0350/001
281	47 Mason St	MTA	0340/001
287	155 Golden Gate	MTA	0349/012
289	170 Turk St	MTA	0339/010
290	181 Eddy St	MTA	0295/016
295	403 Eddy St	MTA	0337/001
297	416 Turk St	MTA	0336/004
298	642 Eddy St	MTA	0741/012
301	190 McAllister	MTA	0348/009
100b	605 Green St	MTA	0130/001
103b	721 Filbert St	MTA	0101/031
150b	962 Union St	MTA	0099/005
233b	1590 - 1596 Sacramento	MTA	0218/015
24b	450 Sansome	MTA	0229/018
30b	817 Clay St	MTA	0225/030
51b	1 Front St	MTA	0266/009



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2535 Laguna St.		0579/002	
Case No.	Permit No.	Plans Dated	
2014.0912E		1/15/2015	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification, (GO TO STEP 7)
Project description for Planning Department approval.			
Remove existing rear facade and construct new two-story plus basement horizontal addition with an exterior balcony. Replace existing wood shingle cladding in kind. Replace most existing wood windows in kind. Some wood windows to be removed or relocated. Install new exterior stair to rear yard. Various internal remodelling.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.

☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

Note: Project Planner must check box below before proceeding.

☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.

☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____

Note: If ANY box in STEP 5 above is checked, a Preservation Planner **MUST** check one box below.

- | | |
|-------------------------------------|---|
| ☐ | Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6. |
| ☒ | Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6. |

Comments (optional):

Per Historic Resource Evaluation Response Part II (2/3/15): Although the proposed project is not in compliance with some of the Secretary's Standards, the project will not destroy or remove the building's principal character-defining features to the extent that its historic significance cannot be understood, or that its integrity is materially impaired. The most prominent alterations are all concentrated at the rear of the property and will not be visible from the public-right of way. Most of the remaining alterations are concentrated on the secondary facades and do not contemplate significant changes to character-defining features.

Preservation Planner Signature: Jonathan Lammers

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Jonathan Lammers	Signature or Stamp: Jonathan Lammers Digitally signed by Jonathan Lammers DN: dc=org, dc=slgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, ou=Jonathan Lammers, email=Jonathan.Lammers@slgov.org Date: 2015 02 25 16:48:16 -0800
	Project Approval Action: Select One <i>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</i>	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?

If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:





SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date February 3, 2015
Case No.: 2014.0912E
Project Address: 2535 Laguna Street
Zoning: RM-2 (Residential-Mixed, Moderate Density)
105-D Height and Bulk District
Block/Lot: 0579/002
Date of Review: January 28, 2015 (Part II)
Staff Contact: Jonathan Lammers (Preservation Planner)
(415) 575-9093
jonathan.lammers@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART II: PROJECT EVALUATION

BUILDING AND NEIGHBORHOOD DESCRIPTION

The subject property at 2535 Laguna Street is a two-story-over-raised-basement, wood frame, single-family residence built in 1902 and designed with Shingle, or First Bay Tradition style influences. The building is rectangular in plan, clad with wood shingles and a brick water table, and capped by a combination hip, gable and gambrel roof system. The primary facade faces east toward Laguna Street and features a central boxed bay on the upper floors, and a garage with partially glazed and paneled wood leaf doors at the raised basement level. A broken arch pediment is located above the garage. Typical fenestration consists of nine-over-one or six-over-one, double-hung wood windows. The facade terminates in a modillion cornice.

The primary entrance is located on the south facade and accessed by a straight run of stairs. Notable architectural features elsewhere on the building include the following: twin gambrel roof forms near the center of the south facade; leaded glass windows near the center of the north facade; a balustraded breezeway toward the west end of the basement level of the north facade; a two-story angled bay capped by a conical hip roof at the southwest corner of the building; and a projecting porch crowned with a balcony on the west (rear) facade. Fenestration on the secondary facades is characterized by a mix of double-hung wood windows (both multi-light and one-over-one), as well as wood casement windows.

The area surrounding the subject property is characterized by a mix of properties, including late 19th and early 20th century single-family dwellings ranging from two to four stories in height, as well as circa 1920s mid-rise apartment buildings ranging from four to ten stories in height. There are also a number of single- and multi-family infill properties constructed during the mid-20th century. A broad range of architectural styles are represented, including buildings designed with Queen Anne, Classical Revival, Colonial Revival, Shingle, French Provincial, Art Deco, and Modern style influences.

PRE-EXISTING HISTORIC RATING / SURVEY

2535 Laguna Street was first noted in a 1960s architectural survey conducted by the Junior League of San Francisco and subsequently published as the book, *Here Today*, in 1968. In 1970, the Junior League survey was adopted by the San Francisco Board of Supervisors and is today recognized as a valid local historic register. The listing for 2535 Laguna Street in *Here Today* (page 277) states that: "Dr. Florence Ward, one of the city's first female physicians, bought a large corner lot at Laguna and Broadway and commissioned Coxhead and Coxhead to design three houses as an income venture. The redwood shingle house is the only one remaining."

The subject property was also noted in the Department of City Planning's 1976 Architectural Survey, where it received an Overall Architectural Quality rating of "3." The field notes in the survey form states that is the "only remaining 1 of 3 by Coxhead & Coxhead, 1902, for Julia Ward, M.D." Other sections of the form noted Ernest Coxhead as the architect and gave a conflicting construction date of 1898.

Most recently, the property was documented in a Historic Resource Evaluation completed by Knapp Architects in May 2014. This report found that the subject property was significant under California Register Criterion 3 (Design/Construction) as the work of master architects, Coxhead and Coxhead. It states that the house "is a more masterful if slightly subdued exercise in dignified, historical style than a taut, cutting-edge improvisation." The report likewise determined that the property retains integrity, stating:

The north, east, and south elevations of the house at 2535 Laguna Street retain a high degree of integrity. The integrity of design, materials, and workmanship on the west elevation is diminished because of the infill below the second floor balcony and the apparent alteration of the first floor of the tower at the southwest corner. Overall, the property retains a high degree of integrity.

Research performed by Planning Department Preservation staff has determined that the property is not the work of architects Coxhead and Coxhead, but rather that of architect Nathaniel Blaisdell, another master architect working in San Francisco at the turn of the century. The misattribution of the architect in *Here Today*—which also served as the basis for the 1976 attribution—was apparently based on an interview conducted by the Junior League with Mrs. George Wolff, Florence Ward's daughter. Mrs. Wolff stated that her mother built a row of houses designed by Coxhead & Coxhead for income purposes while the family lived nearby at 2700 Broadway Street.

Historic newspaper records make clear that two houses located adjacent to the subject property (historically addressed as 2545 and 2549 Laguna Street¹) at the southwest corner of Broadway and Laguna were in fact designed by Coxhead & Coxhead for Florence Ward. The July 9, 1898 edition of the *San Francisco Call* notes that: "On the southwest corner of Broadway and Laguna, west 50 by south 100—All work for two 2-story frame buildings; owner Florence N. Ward; architects, Coxhead & Coxhead; contractor, Hannah Bros.; cost \$6595." The *San Francisco Chronicle* edition of the same day also notes the building contract.

¹ The 1899 and 1905 Sanborn maps show the addresses as 2515 and 2519 Laguna Street.

However, the subject property at 2535 Laguna Street was constructed in 1902 as a residence for Horace B. Sperry (1868-1940). At the time Mr. Sperry lived in the adjacent property to the south, a large mansion addressed as 2100 Pacific Avenue. Mr. Sperry was the son of Austin Sperry, founder of Sperry Flour Mills (later subsumed by General Mills), and shared the house with his mother, Mary E. Sperry, then prominent for her active role in support of woman's suffrage.

The September 23, 1902 edition of the *San Francisco Call* notes that: "Horace Sperry (owner) with Bletch & Lansing (contractors), architect Nathaniel Blaisdell—All work except concrete, cementing, plumbing, gas fitting, sewerage, trimming, hardware, painting and finishing, grates and electrical work for a 2-story and basement frame building on lot on W line of Laguna street, 137:6 N of Pacific avenue, N 27:8¼ by W 130, Western Addition 241; \$5,400."

This notice is confirmed by the original water service connection record of the Spring Valley Water Company for the subject property, dated October 30, 1902. It shows that the receipt was signed by the plumbing firm, Ravani & Curran, for owner Horace B. Sperry. Mr. Sperry's decision to engage Blaisdell as the architect for his residence may have stemmed from prior business connections. A newspaper listing from February 1902 indicates that Blaisdell was engaged by the Sperry Flour Company to design an office and warehouse building on Spear Street near Mission Street.²

City directories show Horace Sperry living at 2535 Laguna Street by 1904. At the time, the south facade of his property faced the expansive rear yard of his mother's mansion at 2100 Pacific Avenue. During the 1910s Horace Sperry continued to serve as an executive for Sperry Flour Mills, as well as a director and later president of the San Francisco Board of Trade. City directories show that Sperry remained at the property through 1924. In 1925, the subject property was sold to William K. Bowes, vice president of Straus & Co., a mortgage and investment securities firm. Around the same time, his mother's property at 2100 Pacific Avenue was redeveloped with a ten-story apartment building, completed in 1926.

Architect Nathaniel Blaisdell (1862-1956) designed scores of properties throughout San Francisco during his career, although some of his works have been misattributed to Ernest Coxhead. According to a biographical sketch prepared by David Parry, Nathaniel Blaisdell was born in Providence, Rhode Island and graduated from Brown University. He moved to San Francisco in 1884 where he worked as a draftsman for the prominent architect, Clinton Day. During this time he is credited for contributing to the original design of the City of Paris building.

Blaisdell opened in his own practice in 1897, and was among the first architects in California to obtain an architectural license. His earliest works include a number of single-family residences in the Pacific Heights and Presidio Heights neighborhoods, including 3218-20 Jackson Street and 2526 Union Street (1897); 2412 Gough Street (1899); 2120 Lyon Street, 2224 Sacramento Street and 2636 Vallejo Street (1900); 2730 Vallejo Street and 2535 Laguna Street (1902); 2118 Vallejo Street (1905); and 2606, 2810 and 2830 Pacific Avenue (1910). Blaisdell also designed multi-family residences, which included 1266-1270 Sacramento Street (1909) and his personal residence at 1132-1134 Green Street in Russian Hill (1912).³

² "Real Estate Transactions," *San Francisco Call*, February 15, 1902, 13.

³ David Parry, "Architects' Profiles – Pacific Heights Architects #25 – Nathaniel Blaisdell," accessed 6 August 2014 from: <http://www.classicsproperties.com/Nav.aspx?Page=%2FPageManager%2FDefault.aspx%2FPageID%3D2175610>

Blaisdell's practice likewise included commercial and industrial design work, including a number of commercial buildings which survive in the downtown area. These include the Oscar Luning Building at 45-47 Kearny Street (1907), the St. Clair Building at 2-16 California Street (1908), 1485-1487 Bush Street (1912), and 705-729 Sansome Street (1906). More numerous are building destroyed by the 1906 Earthquake and Fire, as well as buildings that were later redeveloped, including the Vance Building at 424-444 Taylor Street; 247-261 California Street (1906) and 300 California Street (1907).

Blaisdell was a member of the Pacific Union Club, University Club, the California Academy of Science and the California Historical Society. He also served as president of the Merchants Exchange Club and the California Tennis Club. Blaisdell retired in 1927 and his practice was taken over by his associate architect, Edward B. Seely. According to his obituary, Blaisdell died at his home on Green Street and was interred at Mountain View Cemetery in Oakland.

Based on the breadth and quality of Blaisdell's work, Planning Department staff find that he qualifies as a master architect. Extant examples of his residential designs demonstrate that Blaisdell—as with many contemporary architects—favored restrained Classical ornamentation as evidenced by the use of formal entry porticos, modillion cornices and balustrades. Stylistically, several of his buildings could be classed as examples of the Shingle style, while others are more rooted in Colonial Revival and Georgian Revival style designs.

While Coxhead & Coxhead were originally misattributed as architects of the subject property in the Junior League Survey and 1976 Survey, Planning Department staff find that the building's significance is rooted in its architecture and association with a master architect. Thus, new research which demonstrates that Nathaniel Blaisdell served as architect does not materially affect the building's status as a historic resource. It is therefore determined that 2535 Laguna Street retain a rating of "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Character-Defining Features

A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of 2535 Laguna Street include the following:

- Height, scale, massing of the building
- All rooflines and associated features, including block modillions and eave returns
- Wood shingle cladding
- Fenestration pattern and materials, typically characterized by double-hung wood windows with ogee lugs and multi-light division in the upper sash, as well as wood casement windows.
- Bay window at primary facade
- Recessed side entrance accessed by stairs

- Diamond light leaded glass windows on north facade
- Balustraded walkway at basement level of north facade
- Angled bay crowned with a hip roof at the southwest corner of the building
- Projecting porch crowned with a balcony at rear of property
- Brick exterior chimneys

The subject property does not appear to contribute to an eligible historic district. There are only five properties on the subject block face. Three of these are mid-rise apartment buildings ranging from six to ten stories in height and constructed between 1926 and 1928. The other is a four-story, Modern style apartment building constructed in 1969. While some of the older apartment buildings could potentially qualify as individual resources, or as part of an eligible historic district consisting of early 20th century mid-rise apartment buildings, the subject property does not contribute to a grouping of properties related by their scale, architecture or shared history.

Proposed Project

☐ Demolition

☒ Alteration

Per Drawings: Dated January 15, 2015 by Jennifer Weiss Architecture

Project Description

The proposed project contemplates interior and exterior alterations to the property, including a rear horizontal addition. As per the submitted plans, the proposed project will result in an increase of gross floor area from 4,260 square feet to 5,058 square feet (798 square feet new). Specific aspects of the project include the following:

- *Exterior: General Features*
 - The existing wood shingle cladding on the north, south and east facades is to be replaced with new wood shingles similar to existing.
 - Most existing wood windows are to be replaced with new wood windows featuring laminate or insulated glass unit (dual-pane) glazing.
 - Sashes with multi-lights (typically upper sashes of double-hung windows) will be replaced with new wood windows featuring true divided lights with laminated glazing.
 - Single pane windows (typically casement or lower sashes of double-hung windows) will be replaced with new wood windows with dual-pane glazing employing dark-colored internal spacers.
 - The new windows will be designed to match as closely as possible the exterior dimensions and profiles of the existing windows, although the use of dual-pane glazing may require slightly larger rails and muntins.
 - The roof will be replaced with new materials to match existing.
 - Existing wooden trim will be repainted.
- *Exterior: Primary (East) Facade*
 - The existing wood windows are to be replaced with new wood windows as described above under General Features.

▪ *Exterior: North Facade*

- Two double-hung wood windows with multi-light division in the upper sash near the center of the facade will be removed and the openings infilled. Two similar new wood windows will be installed directly above the location of the old windows.
- A double-hung wood window with multi-light division in the upper sash toward the west end of the second story will be removed and the opening will be infilled.
- Three double-hung wood windows on the interior side of the balustraded walkway will be removed and the openings infilled.
- Most of the remaining existing wood windows are to be replaced with new wood windows as described above under General Features.
- The existing leaded glass windows will be rehabilitated, if possible.
 - If the frames are beyond repair, the leaded glass will be inserted in a new wood frame.
 - If neither repair or reframing is feasible, new leaded glass windows will be fabricated to closely match the existing.
- A paneled wood door opening onto the balustraded walkway will be removed and the opening infilled.
- A new exterior stair will be installed near the northwest corner of the building to access the rear yard.

▪ *Exterior: South Facade*

- The existing wood windows are to be replaced with new wood windows as described above under General Features.
- A basement level double-hung wood window near the rear of the property will be removed and the opening infilled.

▪ *Exterior: West (Rear) Facade*

- The entire facade is to be remodeled with a new horizontal addition extending approximately 14 feet into the rear yard. The remodeling includes removing the angled bay at the southwest corner, removing the porch and balcony, removing the existing entry stairs and deck, removing all existing fenestration, and removing a brick chimney near the center of the roofline.
- The addition will be clad with new horizontal wood siding and fenestrated with a mix of fixed, sliding and casement windows. An exterior deck/balcony will be located on the upper floor.

▪ *Interior Alterations*

- All interior partition walls west of the first story entry will be removed in order to insert a new kitchen, family room and office, as well as relocate the stairs to the basement level.
- All interior partition walls in the western half of the second story will be removed in order to insert a new master bedroom and bathroom, dressing room, laundry area and new bathrooms. The existing master bedroom at the east end of

the second story will be reconfigured as a new guest room/playroom and the bathroom in this area will be relocated.

- Various interior partitions in the basement will be removed or reconfigured, including relocating a bathroom and adding a "flex room" as part of the rear horizontal addition.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

California Register-eligible Individual Historic Resource:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible individual historic resource as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff find that the proposed project would not cause a significant adverse impact to an individual historic resource. The proposed project does involve the removal of various historic materials and elements, some of which are considered character-defining features of the property. This includes a wholesale modification of the rear of the property, as well as the removal of several windows on the secondary facades. However, nearly all of the building's character-defining features which are visible from the public right-of-way are to be retained or replaced in kind. Considered as a whole, the building will still be able to convey its essential historic character.

The following is an analysis of the proposed project per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed project will replace the building's exterior cladding and roofing in kind. It also proposes replacing the existing wood windows with new wood windows designed to match the existing as closely as possible. Nevertheless, seven wood windows on the secondary facades are to be removed. The horizontal addition at the rear of the property will remove all historic materials on the west facade, as well as several features that characterize this area, including an angled bay, porch and chimney. While nearly all of the building's publicly-visible character-

defining features are to be retained or replaced in kind, the project as a whole does not meet the full intent of Rehabilitation Standard 2.

Standard 3

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed project does not contemplate adding conjectural features that create a false sense of historical development. Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

As discussed under Standard 2, the addition will remove character-defining features at the rear of the property, including the angled bay, a brick chimney and projecting porch. The addition will also span the entire width of the rear of the building, and will not be differentiated through the use of a hyphen or notch. As stated in National Park Service's *Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns*:

A new addition that will abut the historic building along an entire elevation or wrap around a side and rear elevation, will likely integrate the historic and the new interiors, and thus result in a high degree of loss of form and exterior walls, as well as significant alteration of interior spaces and features, and will not meet the Standards.

The primary method of differentiation is the use of horizontal wood siding. The height of the addition will not exceed that of the existing main roof ridge, but the proposed roofline is higher than the existing roofline at the rear facade. Thus the addition will impact the scale and proportion at the rear of the property. Overall, the addition, while screened from public view, does not comply with Standard 9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The new horizontal addition contemplated by the proposed project will be fully integrated with the existing structure and its future removal would require significant effort. However, the addition is concentrated at the rear of the property and its removal would leave the majority of the building's essential form unimpaired. Overall, the proposed project largely complies with Standard 10.

Summary

Although the proposed project is not in compliance with some of the *Standards*, the impact of the project will not destroy or remove the building's principal character-defining features to the extent that its historic significance cannot be understood, or that its integrity is materially impaired. The most prominent alterations are all concentrated at the rear of the property and will not be visible from the public-right of way. Most of the remaining alterations are concentrated on the secondary facades and do not contemplate significant changes to character-defining features. Thus, the project as proposed will not have a significant adverse impact upon an individual historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature:  Date: 2/6/2015
Tina Tam, Senior Preservation Planner

cc: Vinaliza Byrd, Environmental Division/ Historic Resource Impact Review File
David Lindsay, Manager, Southwest Team



View west of the primary facade of 2535 Laguna Street (Google Maps)



Satellite view south of 2535 Laguna Street (Google Maps)



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

MAR 17 2014

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3825 19th St.		3600/072	
Case No.	Permit No.	Plans Dated	
2014.1495E		9/9/2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Replace windows, garage door, fence, and siding; add balcony, move entry.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Does the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i> Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20% : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.

- ☐ 1. Change of use and new construction. Tenant improvements not included.
- ☐ 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
- ☐ 3. Window replacement that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
- ☐ 4. Garage work. A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the *Residential Design Guidelines*.
- ☐ 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
- ☐ 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
- ☐ 7. Dormer installation that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
- ☐ 8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

Note: Project Planner must check box below before proceeding.

- ☒ Project is not listed. **GO TO STEP 5.**
- ☐ Project does not conform to the scopes of work. **GO TO STEP 5.**
- ☐ Project involves four or more work descriptions. **GO TO STEP 5.**
- ☐ Project involves less than four work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.

- ☐ 1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
- ☐ 2. Interior alterations to publicly accessible spaces.
- ☐ 3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
- ☐ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
- ☐ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
- ☐ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
- ☐ 7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): PTR dated 2/27/15

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

Comments (optional):

Preservation Planner Signature: M. Bodine

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: <u>Marcelle Bodine</u>		Signature: <u>M. Bodine</u> 2/27/15
Project Approval Action: Select One <u>BUILDING PERMIT</u> *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date: **Date of Form Completion** 2/26/2015

PROJECT INFORMATION:

Planner:	Address:	
Marcelle Boudreaux	3825 19TH Street	
Block/Lot:	Cross Streets:	
3600/072	Church/Sanchez	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		N/A

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:

PROJECT DESCRIPTION:

☒ CEQA ☐ Article 10/11 ☐ Preliminary/PIC ☒ Alteration ☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 9/9/14

PROJECT ISSUES:

- ☒ Is the subject Property an eligible historic resource?
☐ If so, are the proposed changes a significant impact?

Additional Notes:

Replace windows, garage door, fence, and siding; re-locate balcony, re-locate entry.

PRESERVATION TEAM REVIEW:

Historic Resource Present	☐ Yes	☒ No *	☐ N/A
Individual	Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No		
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No		
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No		
Criterion 4 - Info. Potential: ☐ Yes ☒ No	* Criterion 4 - Info. Potential: ☐ Yes ☒ No		
Period of Significance:	Period of Significance:		
☐ Contributor ☐ Non-Contributor			

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

The property at 3825 19TH Street is developed with a one-story-over-garage single-family building in a simplified Modern style. The ground floor is clad in brick veneer, and features a prominent garage door, approximately 2/3 the width of facade. Entry to the main living space is through stairs accessed via a street level entry gate, located to the west of the garage door. The second level, clad in vertical redwood board and batten, features a glazing system, trimmed in redwood, and balcony, with decorative metal railing, on the left side. This system consists of identical sized sections - a center section with fixed single sash flanked by sections fitted with sliding doors for balcony access. The second floor wood siding is capped with a false roof overhang, and a projecting flat stucco parapet.

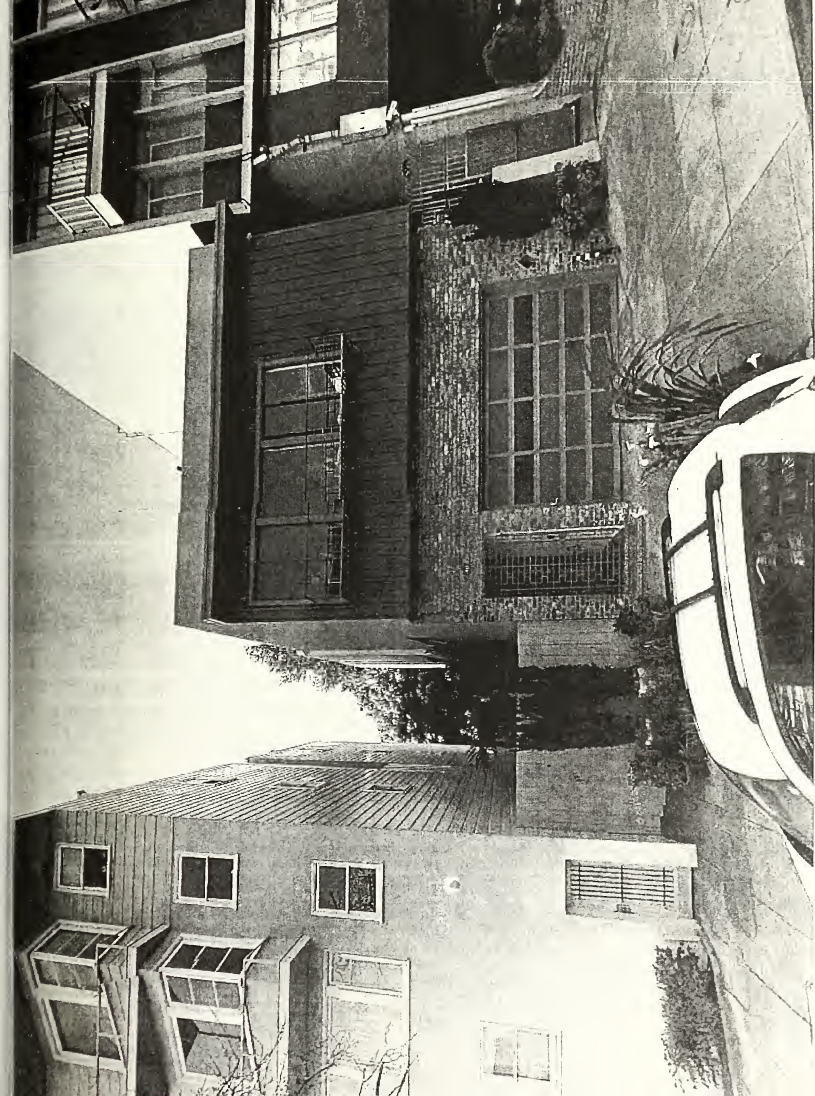
According to information on file with DBI, Lawrence Nannini, general contractor, was issued a permit for the construction of this single-family residence in March of 1956 on behalf of Mr. & Mrs. E. Colombana. Elia Colombana's occupation was listed as a janitor, and he and his wife Laura lived at the residence from construction until 1988. Copies of original plans on file indicate this structure was constructed as a one-story over garage with basement. In 2012, permits document work to create habitable space at the ground floor behind the garage. No permits are on file to document alterations at the front elevation. The historic photograph attached to the Assessor's Office Building Card, dated March 1957, indicates this structure retains architectural integrity from time of construction.

The block contains buildings constructed between circa 1906 and 2000. There exists a variety of architectural styles, including modified Queen Anne, Edwardian, Revival styles, International, and contemporary, and building typology, single-family residences, two-family flats, and apartment buildings ranging in size from 5-30 units on this block. Little uniformity is present on the block.

No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2) for listing in the California Register of Historic Resources, respectively. The existing structure appears to have been unaltered and retains a high level of integrity, nonetheless does not possess high artistic value for listing individually under Criterion 3 in the California Register.

Therefore, 3825 19TH Street is not eligible for listing in the California Register either individually or as part of a district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Omia Ja</i>	<i>2/27/15</i>







SAN FRANCISCO PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
78 Naples St.		5949/014	
Case No.	Permit No.	Plans Dated	
2014.1560E		6/24/2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Add garage to existing single-family residence.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone—as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROPERTY PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.

- ☐ 1. Change of use and new construction. Tenant improvements not included.
- ☐ 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
- ☐ 3. Window replacement that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
- ☐ 4. Garage work. A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
- ☐ 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
- ☐ 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
- ☐ 7. Dormer installation that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
- ☐ 8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

Note: Project Planner must check box below before proceeding.

- ☒ Project is not listed. **GO TO STEP 5.**
- ☐ Project does not conform to the scopes of work. **GO TO STEP 5.**
- ☐ Project involves four or more work descriptions. **GO TO STEP 5.**
- ☐ Project involves less than four work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.

- ☐ 1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
- ☐ 2. Interior alterations to publicly accessible spaces.
- ☐ 3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
- ☐ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
- ☐ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
- ☐ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
- ☐ 7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): PTR dated 2/27/15

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

Comments (optional):

Preservation Planner Signature: *Modheamp*

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: <i>Marcelle Bodheamp</i>		Signature: <i>Modheamp</i> 2/27/15
Project Approval Action: Select One <i>BUILDING PERMIT</i> *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	Date of Form Completion	2/26/2015
---------------------------------	-------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Marcelle Boudreaux	78 Naples Street	
Block/Lot:	Cross Streets:	
5949/014	Peru & Silver	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		N/A

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:		
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	06/24/14
-----------------------------	----------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
horizontal addition at front to introduce a one-car garage	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 -Persons:	☐ Yes ☒ No	Criterion 2 -Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

The building at 78 Naples Street is a one-story-over-basement, wood-frame single-family dwelling clad in stucco and topped with a hip roof. No original building permit was on file at DBI. According to water tap records on file with the Spring Valley Water Company, service was applied for by Van E. Allen, painter, in November 1906. At this time, the property was addressed as 90 Naples. Circa 1920s, the address changes to 78 Naples.

Ownership of the property changed hands 25 times from 1907 until present day; individual ownership ranged from one month to 26 years. The owner of most significant duration Frank Manegold, a radiator repairman, owned the property from 1920 to 1946. He and his wife Katie occupied the property together from approximately 1922 - 1940. Franklin Schwartzler, a jobber at Safeway, owned and occupied the property from September 1953 to March 1958. No other owners or occupants of significant duration or occupation are associated with the subject property, according to research on file.

Permit history on file indicates alterations to the facade, which include the application of stone across the front of the house in 1964 and change of the porch material to cement in 1965. It is unclear when the stone was removed from the front facade and stucco applied. The vinyl slider windows are not documented through permits, but are non-original to the building.

The subject block contains a wide variety of architectural styles including Queen Anne, Mediterranean revivals, International and vernacular. The block contains buildings constructed between circa 1905 and 1997. Single-family residences surround the subject property. There is little uniformity of architectural style on this block.

No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2) for listing in the California Register of Historic Resources, respectively. The existing structure appears to have been altered and does not retain integrity as an individual building for listing in the California Register (Criterion 3).

Therefore, 78 Naples Street is not eligible for listing in the California Register either individually or as part of a district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Omada</i>	2/27/15

Photographs of Subject Property



Primary Facade, 78 Naples Street



Detail: porch





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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
574 Valley St.		6611/020
Case No.	Permit No.	Plans Dated
2015-000426ENV	201407161402	Received 1/14/15
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction
		☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. One-story vertical addition and horizontal rear addition to existing two-story, one-story-over-basement single-family residence. Reconfigure front elevation. Extend existing basement to rear.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☒	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	
Archeo clearance.	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 2/27/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Justin A Greving Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Signature: Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.03.02 15:14:08 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required. CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion	2/23/2015
---------------------------------	-------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	574 Valley Street	
Block/Lot:	Cross Streets:	
6611/020	Diamond and Castro streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
b	n/a	2015-000426ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	1/14/2015 (received)
------------------------------------	----------------------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by William Kostura (dated December 2014)	
Proposed Project: One-story vertical addition and horizontal rear addition to existing two-story, one-story-over-basement single-family residence. Reconfigure front elevation. Extend existing basement to rear.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	n/a	Period of Significance:	n/a	
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation (HRE) prepared by William Kostura (dated December 2014) and information found in the Planning Department files, the subject property at 574 Valley Street contains single-story over garage wood-frame single-family residence constructed in 1905 by the original owner Charles H. Reed (source: water tap records). Reed was a musician and lived in the property with his daughter, Lina, until he married and moved away in 1914. Lina remained in the property until she herself married and sold it to Carl G. Anderson, a carpenter, and his wife Anne, in 1919. The Anderson family remained in the property until 1953. Known exterior alterations include the addition of two rooms to the front of the property (1928). Visual inspection reveals that a garage has been installed on the ground floor, the primary façade has been reclad with rubble stone on the ground floor and t1-11 plywood on the second story, and windows have been replaced with aluminum casement and fixed pane windows. The property also appears to have been expanded to the rear sometime between 1914 and 1938.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). While Charles Reed and his daughter were musicians there is no indication they played an important role in the music industry on the local, statewide, or national level. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. Despite its early construction date, the original structure has been masked by subsequent alterations to the front and back. Furthermore, the alterations are not architecturally distinct such that they themselves would be considered significant and were built using common materials of the time.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Noe Valley neighborhood on a block that was impassable at the turn of the century. Although there are some early buildings constructed on the block, altogether it exhibits a variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. Together the block does not comprise a significant concentration of historically or aesthetically unified buildings.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Smada</i>	2/27/15

**HISTORICAL EVALUATION of
574 VALLEY STREET, SAN FRANCISCO**

According to California Register Criteria



View looking north, showing 574 Valley Street

by

William Kostura, architectural historian
P. O. Box 60211
Palo Alto, CA 94306
(650) 815-1174

December 2014





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2014.0713E
Project Title: SF Port - Pier 70 Area - BAE Lease Renewal
Zoning: M-2 (Heavy Industrial) District
40-X Height and Bulk District
Block/Lot: 9900/068
Lot Size: Approximately 15-acre area
Project Sponsor: Mark Paez, Port of San Francisco - (415) 274-0400
Mark.paez@sfpport.com
Staff Contact: Melinda Hue - (415) 575-9041
Melinda.Hue@sfgov.org

1650 Mission St.
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Reception:
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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site (BAE Shipyard) is an approximately 15-acre area located at Pier 70 (at the foot of 20th Street) that is currently used as a ship repair facility operated under a lease with the Port of San Francisco (Port) by BAE Systems. The project site includes piers, drydocks, and 19 buildings that support the maintenance, alteration, and repair of ships. The BAE Shipyard is located within the Union Iron Works National Register of Historic Places and is within the Central Waterfront area of the Eastern Neighborhoods Area Plans.

(continued on next page)

EXEMPT STATUS:

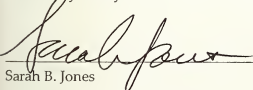
Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301(l)(3) and (4)), Class 4 (CEQA Guidelines Section 15304(b)), and Class 30 (CEQA Guidelines Section 15330)

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.


Sarah B. Jones
Environmental Review Officer

March 2, 2015
Date

cc: Mark Paez, Project Sponsor
Rich Sucre, Preservation Planner
Supervisor Malia Cohen, District 10 (via Clerk of the Board)

Historic Preservation Distribution List
Virna Byrd, M.D.F.

GOVERNMENT
DOCUMENTS DEPT

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PROJECT DESCRIPTION (continued):

The Port proposes to execute a new lease with BAE Systems to continue the existing ship repair use without any expansion or intensification of use. The lease includes the following specific tenant obligations within or at the perimeter of the project site: 1) demolition of three (Buildings 38, 119, 121) of the 19 existing buildings; 2) removal of 12 polychlorinated biphenyl (PCB) electric transformers; 3) removal of Cranes #2 and #6; and 4) perimeter landscaping improvements.

Buildings 38, 119, and 121 are contributors to the Union Iron Works Historic District. The demolition of Buildings 38 and 119 would involve 26 cubic yards of soil disturbance, up to a maximum depth of approximately six inches below ground surface (bgs), while the demolition of Building 121 would not involve any soil disturbance.¹ The table below summarizes the three buildings proposed for demolition.

<i>Building No.</i>	<i>Building Square Footage</i>	<i>Existing Use</i>	<i>Soil disturbance</i>
Building 38	30,546 sf	Building is partially occupied (17,112 sf) and used as storage, offices, and an electrician's shop.	Demolition would involve soil disturbance up to approximately 6 inches bgs.
Building 119	1,356 sf	Building is vacant due to structural damage caused by the 1989 Loma Prieta Earthquake	Demolition would involve soil disturbance up to approximately 6 inches bgs.
Building 121	543 sf	Building is occupied and used as a field office.	Demolition would not involve soil disturbance.

Source: Port of San Francisco, 2014.

The demolition of the three buildings would accommodate the development of open lay down space at the current locations of Buildings 38, 119, 121 to store equipment and to support the staging of repairs of large vessels immediately adjacent to the Pier 68 Highwater Platform and the two floating drydocks. The development of lay down space would require filling and paving of a portion of the footprint of Building 38 while the slab foundation of Building 119 would be left in place and patched. No additional ground alterations would be required at Building 121.

Most of the 12 PCB electric transformers proposed for removal are located within buildings (Building 68, 105, 107, 111) at the BAE Shipyard with the exception of one transformer that is located outside, adjacent to Building 103. The PCB electric transformers are mounted on slab foundations with the exception of

¹ Port of San Francisco, Email to Melinda Hue, Environmental Planner, RE: Pier 70 Demo – Soil Disturbance, December 12, 2014. This document is on file and available at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.0713E.

three that are mounted on the mezzanine floor of Building 107. The removal of the 12 PCB electric transformers would not involve soil disturbance or any alterations to the exterior of the buildings in which they are located or adjacent to.

Crane #2 is a non-operable crane located on a floating dry dock while Crane #6 is a non-operable crane located on a wharf. Crane #2 would be dismantled and removed off-site for recycling. Crane #6 would either be dismantled and removed off-site for recycling or it would be surplus off-site. The removal of Cranes #2 and #6 would not involve any soil disturbance.

The perimeter landscape improvements would occur at a future entry point to the project site off of 19th Street and would involve installation of items such as above-ground planters, decorative fencing, a new access gate, and additional street furnishing such as benches. The perimeter improvements would not involve any soil disturbance.

Project Approvals

The approval of the lease by the San Francisco Port Commission would constitute the approval action for the project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

Historic Resources

The project site is located within the Union Iron Works Historic District (Historic District), listed on the National Register of Historic Places (National Register). The Union Iron Works Historic District is significant under National Register Criterion A (Events) and Criterion C (Design/Construction) within the areas of maritime industry and industrial architecture, and for its association with the development of steel shipbuilding in the United States. The character-defining features of the Historic District include: waterfront location/shoreline; minimal planted vegetation; open areas that are either paved with asphalt or covered with gravel; streets that are improved without curbs and gutters, except for 20th Street, which has granite curbs; dense urban-industrial character; variation in materials, styles, rooflines, and window types; variation in height and scale, with resources that range from one to six stories (80 feet) in height, some with large footprints of 60,000 to 100,000 square feet; certain groupings of buildings, such as the entry promenade along 20th Street and the Building 12 complex; features such as cranes, wharves and piers; ship repair activities; and yard layout and plan.

The Planning Department determined in a Historic Resource Evaluation Response (HRER) Part II,² upon review of the Historic Resource Evaluation (HRE) prepared by Carey & Co.,³ that the proposed project

² San Francisco Planning Department, *Historic Resource Evaluation Response Part II for Pier 70 BAE Ship Repair*, February 20, 2015. This document is attached.

³ Carey & Co. Inc., *Analysis of Proposed Demolitions within the Union Iron Works Historic District at Pier 70*, February 20, 2015. This document is on file and available at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.0713E

would not cause a significant adverse impact upon any qualified historic resource, nor would it adversely affect the integrity of the Historic District. The proposed project would involve the removal of 12 PCB electrical transformers and Cranes #2 and #6, which are not historic features and do not contribute to the Union Iron Works Historic District. Therefore, their removal would not affect the historic status of the Union Iron Works Historic District or any of its contributing resources.

The proposed project would also involve the demolition of the following three buildings that are contributing resources to the Historic District: Building 38 (pipe and electric shop), Building 119 (yard washroom) and Building 121 (drydock office). Originally constructed in 1915, Building 38 produced components for a ship's mechanical and propulsion systems during the outfitting phases of shipbuilding, and later became a pipe and electrical shop. Originally constructed in 1936, Building 119 was one of two washrooms added during the late-1930s and one of four World War II (WWII)-era washrooms. Finally, Building 121 was originally constructed in 1941 and has been and currently is used as an office.

The demolition of the three buildings would create open lay down space to support the staging of repairs of large vessels immediately adjacent to the Pier 68 High Water Platform and the two floating drydocks. The open lay down space would support the existing ship repair operations and help maintain the maritime use for which the Union Iron Works Historic District is historically significant.

Building 38 dates back to the World War I (WWI) era of the shipyard's development. The building has been damaged by the 1989 Loma Prieta earthquake and incurred subsequent structural failure, especially at the south elevation where the upper portion of the building wall has collapsed. The Historic District contains three, more prominent contributing resources from this period of development, including Buildings 108 (Planning Mill and Joinery Shop), Building 109 (Plate Shop No. 1), and Building 111 (Main Office and Substation No. 3). Building 111 is recognized in the National Register nomination as being of "high artistic merit" and therefore is a superior WWI-era resource within the Historic District.

Building 119 has also been structurally damaged by the 1989 Loma Prieta earthquake. Building 119 represents one of the numerous WWII-era Restroom Locker Room facilities that was built within the BAE Shipyard to support the peak workforce and is one of three such freestanding facilities developed outside of an existing building that are extant.

Building 121 was originally the "Time Keepers Office" and was constructed to occupy a niche between the north elevation of Building 6 and what was Building 41, the Shipyard Fire Station. Both Building 121 and Building 41 were located on the southern wooden portion of the Pier 68 High Water Platform. This portion of the High Water Platform and Building 41 were constructed during WWII from wood and are no longer extant. The relocation of Building 121 prior to 1975 has resulted in the six-sided Building 121 no longer conveying the unique relationship it had with the other two buildings.

The HRER therefore found that the demolition of buildings 38, 119, and 121 would not impact the integrity of the Historic District due to the diminished integrity of the three buildings, the size of the Historic District (with 38 remaining contributing resources), and the number of other resources that are similar in architectural character, history, and date of construction. Building 38 was one of several buildings constructed to support the shipbuilding activities during World War I. Despite its demolition,

the Historic District would retain other examples of support structures and World War I-era buildings, such as Buildings 108, 109, and 111 near the shoreline and Pier 68 High Water Platform, which would allow the Historic District to continue to convey this early era of development and maritime activity. Buildings 119 and 121 are ancillary World War II-era buildings, which were constructed to support the site's shipbuilding activities. While Building 119 would be demolished, this resource type would continue to be represented within the District by Building 110, which is very similar in size, plan, architectural treatment, and use of materials. Also, despite the demolition of Building 121, other contributing resources such as Buildings 110, 122 and 123 would provide examples of small-scale facilities development in the shipyard during WWII. Overall, other properties within the Historic District would assist in conveying the significance of these resources. Therefore, the demolition of these three buildings would not materially impair the designation of the Historic District. For the reasons above, the proposed project would result in less-than-significant impacts on historic resources.

Cumulative. In addition to the demolition of the three buildings as part of the proposed project, future probable projects could involve the demolition of the following 13 contributing resources and one non-contributing resource within the Historic District: Buildings 11, 15, 16, 19, 25, 30, 32, 36, 40, 50, 66, 117, 64, and Wharf No. 8 (non-contributing structure). The proposed project, combined with these other demolitions would result in the removal of 16 contributing resources from the Historic District.

Demolition of Buildings 11, 15, 16, 19, 25, 32, and 66 is proposed as part of the Forest City Waterfront Site project, a residential, office, and commercial mixed-use project east of the BAE Shipyard, for which an Environmental Evaluation Application has been filed (Case No. 2014-001272ENV). Demolition of buildings 30 and 50 is proposed as part of the Crane Cove Park project for which a Preliminary Project Assessment Application has been filed (Case No. 2014-001314PPA). While applications for the demolition of the other buildings/structure have not been submitted to the Planning Department, the Port has identified the demolition of Buildings 36, 40, 117, 64 and Wharf No. 8 as probable future projects and therefore their potential demolition is included in this cumulative analysis.

The HRER Part II, with support from the HRE, determined that while that the loss of these 16 contributing and one non-contributing resource would affect the Historic District, the impact would be less than significant for reasons including:

- A significant concentration of WWII-era contributing resources would remain on the site. They would continue to provide strong visual and physical examples of the WWII era within the Historic District. In many instances, the buildings proposed for demolition are repeated elsewhere on the site, as is the case with WWII-era warehouses, restrooms and electrical power substations.
- The proposed demolitions would not result in the need to adjust the boundary of the District because it would remain representative of the historic ownership and maximum development of the District during its peak operation during WWII. The boundary for the District, as with most historic districts, would continue to include areas with non-contributing resources.

- The proposed demolitions would support the existing ship repair use at Pier 70 by creating additional space to accommodate ship repair activities and providing opportunities for new infill development that would help support the adaptive use of the remaining historic resources.

On May 7, 2014, a Community Plan Exemption (Case No. 2013.1168E) was issued for the 400-600 20th Street, Pier 70 (20th Street Historic Core) project which involved the rehabilitation of Buildings 14, 101, 102-122, 104-123, 113/114 and 115/116 within the Historic District. The exemption determined that the proposed modifications to those buildings would maintain the character-defining features of the historic property and would be consistent with the Secretary of the Interior Standards for Rehabilitation; thus, the 20th Street Historic Core project would not cause a significant adverse impact to either the individual historic resource or the Historic District.

Overall, the HRER found that the proposed project, in combination with these probable future demolitions, would not adversely affect the characteristics of the Historic District that convey its historic significance nor would it adversely affect the designation of the Union Iron Works Historic District within the National Register of Historic Places. This determination does not constitute the environmental review for the probable future projects described above, but rather concludes that the proposed project would not contribute to a significant cumulative impact. For the above reasons, there would be a less-than-significant cumulative impact on historic resources.

Hazardous Materials

The proposed project would result in the continued operation of the BAE Shipyard. The project site is located in an area of known bay fill and industrial land use. The proposed project would disturb less than 50 cubic yards of soil and would not be subject to Article 22A of the San Francisco Health Code, also known as the Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH).⁴ However, the Port has completed an extensive investigation of the entire Pier 70 site within which the proposed project is located, including a Site Investigation Report⁵ and a Risk Management Plan (RMP),⁶ which has been approved by the Regional Water Quality Control Board.⁷

The Site Investigation determined that shallow soil (<10 feet below grade) within the BAE Shipyard area contains metals, both naturally occurring and introduced, and some soil samples collected within the project site contained low concentrations (<1%) of naturally occurring asbestos. The Site Investigation

⁴ San Francisco Department of Public Health, *Email to Melinda Hue, Environmental Planner RE: Pier 70*, March 2, 2014. This document is on file and available at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.0713E.

⁵ Treadwell & Rollo, *Environmental Site Investigation Report, Pier 70 Master Plan Area, San Francisco, California*, January 13, 2011. This document is on file and available at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.0713E.

⁶ Treadwell & Rollo, *Pier 70 Risk Management Plan, Pier 70 Master Plan Area, San Francisco, California*, July 25, 2013. This document is on file and available at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.0713E.

⁷ San Francisco Bay Regional Water Quality Control Board, *Approval of July 25, 2013, Final Risk Management Plan*, January 24, 2014. This document is on file and available at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.0713E.

found that residual petroleum is present in the form of non-aqueous phase liquid (NAPL), generally beneath and adjacent to the BAE Shipyard. The NAPL is present in discontinuous globules that are nonvolatile, insoluble, highly viscous, highly degraded and essentially immobile, and does not pose a significant risk to human health or migration to San Francisco Bay.

For projects with ground disturbing activities, including the demolition of existing structures, the RMP requires the implementation of a Dust Control Plan, including soil stockpile management, a Soil Importation Plan, a Storm Water Pollution Prevention Plan, and if needed, a Groundwater Management Plan. Additionally, the RMP requires the application of engineering controls such as the installation of durable covers over site soils such as new hardscapes. The proposed project would be required to adhere to requirements of the RMP since the demolition of Buildings 38 and 119 would require soil disturbance of 26 cubic yards up to a maximum depth of approximately six inches bgs. The proposed project would also involve the removal of PCB electric transformers, but would not result in any soil disturbance. The PCB transformers are over 50 years old and represent a risk for an accidental hazardous substance release. The removal of PCB electric transformers is regulated under the Toxic Substance control Act which specifies disposal requirements and decontamination standards and procedures. Existing regulations and the risk management measures established in the RMP would ensure that proposed projects within the Pier 70 RMP area would not pose significant risk to human health and the environment. Therefore, the proposed project would not result in a significant impact to the public or the environment through the release of hazardous materials.

Archeological Resources

The demolition of Buildings 38 and 119 would involve disturbance of 26 cubic yards of soil up to a maximum depth of approximately six inches bgs while the demolition of Building 121 would not involve any soil disturbance. The proposed project has been generally designed to avoid soil-disturbance and below-ground foundations would be left in place and paved over for the proposed lay down space. The remaining activities associated with the lease would not involve soil-disturbing activities. The Planning Department's archeological review determined that while archeological features associated with late 19th century ship building activities may exist within the project site, significant archeological features are not expected to be found within affected soils.⁸ Therefore, the project would not result in a significant impact on archeological resources.

EXEMPTION CLASS

CEQA State Guidelines Section 15301(l)(3) and (4), or Class 1, provides an exemption from environmental review for the demolition of up to three commercial buildings on sites zoned for such use in urbanized areas and for the demolition and removal of accessory (appurtenant) structures. CEQA Guidelines Section 15304(b), or Class 4, provides an exemption from environmental review for new gardening or landscaping. CEQA Guidelines Section 15330, or Class 30, provides an exemption from environmental review for minor cleanup actions taken to prevent, minimize, stabilize, mitigate, or eliminate the release

⁸ San Francisco Planning Department, *Environmental Planning Preliminary Archeological Review: Checklist for BAE Shipyard*, February 3, 2015. This document is on file and available at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.0713E.

or threat of release of a hazardous waste or substance which are small or medium removal actions costing \$1 million or less. The proposed project would include the demolition of three buildings and two cranes and the installation of perimeter landscaping improvements. Additionally, the proposed project would include the removal of 12 PCB transformers, costing \$50,000, to eliminate the risk of a hazardous substance release. Therefore, the proposed project meets the criteria for exemption under Class 1, 4 and 30.

SUMMARY

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Case No.: 2014.0713E
Project Address: Pier 70 BAE Ship Repair
Zoning: M-2 (Heavy Industrial) Zoning District
40-X Height and Bulk District
Block/Lot: 4046/001 and 9900/068
Date of Review: February 20, 2015

Staff Contact: Richard Sucre (Preservation Planner)
(415) 575-9108
richard.sucre@sfgov.org

Melinda Hue (Environmental Planner)
(415) 575-9041
melinda.hue@sfgov.org

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

On April 17, 2014, Pier 70 was listed in the National Register of Historic Places (National Register) as part of the "Union Iron Works Historic District." The Union Iron Works Historic District is significant under National Register Criterion A (Events) and Criterion C (Design/Construction) within the areas of maritime industry and industrial architecture. This district is significant at the national level under for its association with the development of steel shipbuilding in the United States. Union Iron Works is significant for its pioneering technological developments in shipbuilding, and the production of significant wartime vessels. The historic district is also significant as a physical record of the trends in industrial architecture from the late 19th-century through World War II. The period of significance begins in 1884, with the construction of the shipyard, and ends in 1945 at the close of World War II, when the yard was at its greatest build-out.

This historic district contains:

- 38 Contributing Buildings (Building 2, 6, 11, 12, 14, 15, 16, 19, 21, 25, 30, 32, 36, 38, 40, 49, 50, 58, 64, 66, 101, 102, 103, 104, 105, 107, 108, 109, 110, 111, 113/114 (includes Building 23 and 24), 115/116, 117, 119, 120, 121, 122, and 123)
- 4 Non-Contributing Buildings (Building 41, 68, 127, and 141)
- 2 Contributing Sites (Irish Hill Remnant and Site of Slips 1, 2, and 3)
- 4 Contributing Structures (Slip No. 4; Cranes 14 and 30; Whirley Crane 27; and, Pier 68 Highwater Platform)
- 6 Non-Contributing Structures (Wharves 1, 3 and 4; Drydocks 2 and Eureka; Pier 70 Wharves 6, 7, and 8; Slips 5-8 Remnants; 20th Street Paving Stones; and, Rail Spur Remnants)

Other significant features include the fence on 20th and Illinois Streets.

The character-defining features of the historic district include:

- Waterfront location/shoreline
- Minimal planted vegetation
- Open areas that are either paved with asphalt or covered with gravel
- Streets that are improved without curbs and gutters, except for 20th Street, which has granite curbs
- Dense urban-industrial character
- Variation in materials, styles, rooflines, and window types
- Variation in height and scale, with resources that range from one to six stories (80 feet) in height, some with large footprints of 60,000 to 100,000 square feet.
- Certain groupings of buildings, such as the entry promenade along 20th Street and the Building 12 complex
- Features such as cranes, wharves and piers
- Ship repair activities
- Yard layout and plan

Any resource listed in the National Register is automatically designated in the California Register of Historical Resources (California Register).

Based on its designation in the California Register, Pier 70 is considered a "Category A - Historical Resources" for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

PROPOSED PROJECT

☒ Demolition

☐ Alteration

☐ New Construction

PER DRAWINGS DATED:

n/a

PROJECT DESCRIPTION

The proposed project includes renewal of the lease for BAE Ship Repair, which calls for the removal of twelve PCB electrical transformers and demolition of three buildings: Building 38 (Pipe and Electric Shop), Building 119 (Yard Washroom) and Building 121 (Drydock Office). In addition, the proposed project would demolish Cranes Nos. 2 and 6.

To assist in the evaluation of the historic district, Carey & Company, a historic preservation consultant, prepared an "Analysis of Proposed Demolitions within the Union Iron Works Historic District at Pier 70 (dated February 20, 2015)" for the proposed project.

In addition, the Port of San Francisco provided:

- *Union Iron Works Historic District, Profiles of Contributing and Non-Contributing Resources Proposed for Demolition* (Received January 30, 2015); and,
- *Union Iron Works Historic District: Proposed Master Plan Demolitions, Area of Project Site.*

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

Department staff finds that the demolition of three contributing resources within the Union Iron Works Historic District would not cause a significant adverse impact upon any qualified historic resource, nor would the removal of these three buildings severely impact the integrity of the larger historic district. Despite the removal of three contributing resources, the Union Iron Works Historic District would maintain its eligibility for listing in the National Register.

Project-Specific Impact: Removal of PCB Electrical Transformers

The twelve (12) PCB electrical transformers are not designated features and do not contribute to the Union Iron Works Historic District; therefore, their removal would not impact the historic status of the district or any of its contributing resources.

Project-Specific Impact: Crane Nos. 2 and 6

Crane Nos. 2 and 6 are not designated features and do not contribute to the Union Iron Works Historic District. In addition, Crane Nos. 2 and 6 are not considered to be historic resource in their own right. Therefore, their removal would not impact the historic status of the district or any of its contributing resources.

Project-Specific Impact: Removal of Buildings 38, 119 and 121

As noted above, the project would remove three contributing resources from the Union Iron Works Historic District, thus reducing the number of contributing buildings from forty-one to thirty-eight. The three contributing buildings include: Building 38 (a pipe and electric shop), Building 119 (a yard washroom) and Building 121 (a drydock office). Originally constructed in 1915, Building 38 produced components for a ship's mechanical and propulsion systems during the outfitting phases of shipbuilding, and later became a pipe and electrical shop by 1945. Originally constructed in 1936, Building 119 was one of two washrooms added during the late-1930s and one of four World War II-era washrooms. Finally, Building 121 was originally constructed in 1941 and has consistently been used as an office.

As noted within the consultant report:

While demolition of contributing resources is generally not considered an activity consistent with the Secretary Standards these demolitions support the functionality of the existing ship repair operations which is a form of the historic use of the site. Renewal of the lease for another 20 years would sustain the economic viability of the ship repair yard which in turn supports the preservation of the historic district.

While demolition of contributing resources is generally not considered an activity consistent with the Secretary Standards, these demolitions support the functionality of the existing ship repair operations which continues the historic industrial use of the site. Renewal of the lease for another 20 years would sustain the economic viability of the ship repair yard which in turn supports the preservation of the historic district.

Within the 15 acre shipyard leasehold Buildings 38, 119 and 121, all of which were associated with ship fabrication and repair, would be demolished to support the shipyards need for additional open lay down space to support the staging of repairs of large vessels immediately adjacent to the Pier 68 High Water Platform and the two floating drydocks. Repair of today's very large vessels requires significant dock, or landside staging areas that are not currently available at this site. Additionally, Buildings 38 and 119 were significantly damaged in the 1989 Loma Prieta earthquake. These two buildings are red-tagged due to their hazardous condition.

Maintaining a viable maritime industrial activity on fifteen acres of the Historic District is considered a preservation activity in and of itself because it is essentially a form of the historic use and the purpose for which the site was developed. The on-going ship repair activity is a character defining feature of the Historic District and provides an authenticity that is experienced by the public through the perpetuation of industrial character, the berthing of large vessels and the use of Whirley cranes in the day to day operations, all of which are visible to the public.

Building 38

Building 38 dates back to the WWI era of the shipyard's development. Its integrity was significantly compromised by damage from the 1989 earthquake and subsequent structural failure especially at the south elevation where the upper portion of the building wall collapsed. Its removal would not compromise the significance of the Historic District.

In addition to Building 38, the Historic District contains three more prominent contributing resources from this period of development including Buildings 108 (Planning Mill and Joinery Shop), Building 109 (Plate Shop No. 1) and Building 111 (Main Office and Substation No. 3). Building 111 is recognized in the National Register nomination as being of "high artistic merit" and therefore is a superior WWI era resource within the district. The proximity of these three resources near the shoreline and Pier 68 High Water Platform would allow the district to continue to convey this early era of development and maritime activity despite the loss of Building 38.

Building 119

Building 119 is also red tagged because of structural failure attributed to the 1989 earthquake. It is one of numerous WWII era restroom locker room facilities that developed within the shipyard to support the peak workforce and is one of three such freestanding facilities developed outside of an existing building that are extant. This resources type would continue to be represented within the district by Building 110

which is very similar in size, plan, architectural treatment and use of materials, as well as interior furnishings.

Building 121

Building 121 was originally the Time Keepers Office and was constructed to occupy a niche between north elevation of Building 6 and what was Building 41, the Shipyard Fire Station. Both Building 121 and 41 were located on the southern wooden portion of Pier 68 High Water Platform. This portion of the High Water Platform and Building 41 were constructed of wood during WWII and are no longer extant. The relocation of Building 121 prior to 1975 has resulted in the six-sided building no longer conveying the unique relationship it had with the other two buildings. Although the building was found to maintain sufficient integrity to qualify as a district contributor, its loss would not impact the integrity of the district because of its modest size, newer context and because other contributing resources such as Buildings 110, 122 and 123 provide examples of small scale facilities development in the shipyard during WWII.

The Department concurs with the consultant's analysis of the project-specific impacts on the site's historic resources. Factoring in the integrity and significance of these three resources relative to the larger historic district, the Department finds that their demolition would not impact the integrity of the larger historic district due to the diminished integrity of the three subject properties, size of the historic district with 38 remaining contributing resources, and the number of other resources that are similar in architectural character, history, and date of construction. Building 38 was one of several buildings constructed to support the shipbuilding activities in World War I. Despite its demolition, the district would retain other examples of support structures and World War I-era buildings. Buildings 119 and 121 are ancillary World War II-era buildings, which were constructed to support the shipbuilding activities. Other properties within the district assist in conveying the significance of these resources. Therefore, the project would not result in a significant adverse impact upon the site's historic resources, since the demolition of these three buildings would not materially impair the designation of the surrounding historic district.

Cumulative Impact-Demolition within Union Iron Works Historic District:

Since the listing of the historic district in the National Register, no demolitions have occurred within the district boundaries.

In May 2014, the Pier 70 Historic Core and Orton Development underwent environmental review for the rehabilitation of Buildings 14, 101, 102-122, 104-123, 113/114 and 115/116. This project did not result in any cumulative impact to the surrounding historic district, since the rehabilitation met the Secretary of the Interior's Standards for Rehabilitation (See Case No. 2013.1168E).

Since completion of the Pier 70 Historic Core, the Department has received two new development applications for work within the Union Iron Works Historic District, including an application for environmental review of the Waterfront Site submitted by developers Forest City (See Case No. 2014-001272ENV), and an application for environmental review of the proposed Crane Cove Park submitted by the Port of San Francisco (See Case No. 2014-001314PPA). In addition, the Port of San Francisco anticipates a few individual projects within the Union Iron Works Historic District, including revisions to the Extension of Streets and Sidewalks, Rationalizing Existing Development Patterns to Accommodate New Infill Development, and Removal of Navigational Hazards—all of which would be undertaken as

individual projects outside of the development applications sponsored by Forest City and Crane Cove Park. These projects cumulatively call for the demolition of contributing resources within the Union Iron Works Historic District. In addition to the demolition of the three buildings as part of the BAE Ship Repair project, the future project includes the demolition of the following thirteen contributing resources and one non-contributing resource:

- Building 11 (Tool Room and Navy Office) – Forest City/Waterfront Site
- Building 15 (Layout Yard) – Forest City/Waterfront Site
- Building 16 (Stress Relieving Building) – Forest City/Waterfront Site
- Building 19 (Garage No. 1) – Forest City/Waterfront Site
- Building 25 (Washroom and Locker Room) – Forest City/Waterfront Site
- Building 30 (Template Warehouse) – Crane Cove Park
- Building 32 (Template Warehouse) – Forest City/Waterfront Site
- Building 36 (Welding Shop) – Port of San Francisco Rationalize of Existing Development
- Building 40 (Employment Office Annex) – Extension of Streets and Sidewalks
- Building 50 (Pier 68 Substation No. 2) – Crane Cove Park
- Building 66 (Welding Shed) – Forest City/Waterfront Site
- Building 117 (Shipyards Training Center) – Extension of Streets and Sidewalks
- Building 64 aka Substation No. 6 (Pier 70) – Removal of Navigational Hazards
- Wharf No. 8 (Non-Contributing Structure) – Removal of Navigational Hazards

Collectively, all of these projects would result in the removal of fifteen contributing resources from the designated historic district.

As noted by the author of the National Register Nomination, Carey & Company, the historic district was planned to accommodate a limited amount of demolition and a substantial amount of new development. As noted within the provided consultant report:

Carey and Company has analyzed the proposed demolitions and finds that the loss of these specific fifteen contributing and one non-contributing resource would impact the Historic District however the impact would not be significant for the following reasons:

- The demolitions would enhance the on-going ship repair activity by allowing for additional space related to repair activities. The authenticity of maritime use on a fifteen acre portion of the Historic District would allow the public to experience large scale heavy industrial ship repair activity, the only such maritime use on San Francisco Bay.
- The preservation strategy created a hierarchy of historic resources: Very Significant, Significant, Contributing and Non-contributing. It also identified conditions for removal: Advanced structural deterioration; infeasibility of

adaptive use; issues with environmental remediation; conflicts with planned open spaces, public access, street and sidewalk extensions; interfere, or hinder in a negative way, the adaptive use and rehabilitation of priority historic resources; loss of individual resources would not affect the significance of the historic district. Carey & Co. used this system of resource hierarchy and conditions for removal in its evaluation of the proposed demolitions.

- A significant concentration of World War II era contributing resources would remain on the site. They would continue to provide strong visual and physical examples of the WWII era of the Historic District. In many instances the resources to be demolished are repeated elsewhere on the site as is the case with World War II warehouses, restrooms and electrical power substations.
- The proposed demolitions would allow the existing ship repair facility to continue into the future by allowing for expanded open staging areas for ship repair and provide opportunities for new compatible infill development that will help support the adaptive use of the remaining historic resources.
- The proposed loss of these resources would not result in the need to adjust the boundary because it represents the historic ownership and maximum development of the district at its peak operation during WWII. The boundary for the district, as with most historic districts, includes areas with non-contributing resources.

Overall, the Department concurs with this analysis and finds that the proposed demolitions would not impact the designation of the historic district within the National Register of Historic Places. In addition, the proposed demolitions would not materially impair the eligibility of the Union Iron Works Historic District. Therefore, these projects would result in a less-than-significant cumulative impact upon historic resources present on the project site.

Summary

As currently proposed, the project will have a less-than-significant impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, Senior Preservation Planner

Date: 2 - 20 - 2015

cc: Melinda Hue, Environmental Planning
I:\Cases\2013\2014.0713

IMAGES



Aerial View, Pier 70
(Source: Google Maps, 2014; Accessed December 30, 2014)



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: 3/4/15

TO: Andrea Contreras, Transportation Staff

FROM: Erik Jaszewski

RE: Transportation Study Determination Request
Case No. 2015-001033PPA, 940 Battery Street
Neighborhood: North Beach
Zoning: C-2 (Community Business)
Area Plan: N/A

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Attached is information regarding the above project for which a determination of whether a transportation study is or may be required.

To facilitate this determination, attached please find the following:

- 1 PPA or EE Application (include any maps of location provided)
 - 1 Project Plans & Full Project Description
 - 1 Trip Generation Table¹ (optional for projects with less than 50 dwelling units or 5,000 square feet office/retail)
 - 1 Relevant field notes, if applicable, and discussion of any notable details with respect to the project and/or the project site (e.g. bus stop in front of the site, curb cut onto a Transit Preferential Street, etc.)
- you may provide a discussion of any notable transportation-related details on the reverse or on a parate piece of paper.*

Based on the initial assessment, the proposed project may require a transportation study for the following reasons:

CHECK THE CRITERIA THAT APPLY:

The project would potentially add at least 50 PM Peak Hour person trips.

The project would potentially increase existing traffic volumes on streets in its vicinity by at least 5%.

The project would potentially impact nearby intersections and/or arterials which are believed to presently operate at LOS D or worse (Transportation GIS).

The Project would provide parking which would appear likely to be deficient relative to both the anticipated project demand and code requirements by at least 20%.

The project has elements which have potential to adversely impact transit operations or the carrying capacity of nearby transit services.

¹ If your project is proposing a unique land use for which trip generation rates are not included in the *SF Guidelines* please consult with transportation staff, or note specific transportation issues related to project.

- The project has elements which have potential to adversely affect pedestrian or bicycle safety or the adequacy of nearby pedestrian or bicycle facilities.
- The project would not fully satisfy truck loading demand on-site, when the anticipated number of deliveries and service calls may exceed ten daily.

Please indicate the determination of whether a transportation study is required below.
Thank you for your assistance.

A Transportation Study for this project...

☐ is likely required

☒ is not likely required

Determined by: Mang Mathavan

Date: 3/5/2015

Project Description & Transportation-Related Notes:

Renovation and vertical addition to existing 51-foot-tall, 28,700 sf warehouse+retail, converting it to a mixed use museum, office, and retail space. The museum would comprise approximately 28,669 sf, the office space would comprise 11,470 sf, and the retail space would comprise 625 sf.

- No parking existing or proposed
- One existing curb cut

- Recommend retaining existing unused curb cut as part of project



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

MAR 17 2015

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
939 Ellis St		0738/019
Case No.	Permit No.	Plans Dated
2015-000610ENV		6/4/14
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Façade alterations to an existing office building, new roof deck.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Laura Lynch	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR dated 2/25/2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☐	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Alexandra Kirby Digitally signed by Alexandra Kirby DN: cn=Alexandra Kirby, o=San Francisco Planning Department, ou=City Planning, email=Alexandra.Kirby@sfgov.org, Date: 2015.03.02 12:31:52 -0800	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☐	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name:	Signature: Alexandra Kirby Digitally signed by Alexandra Kirby DN: cn=org, dc=sfgo, dc=cityplanning, ou=City Planning, ou=Current Planning, cn=Alexandra Kirby, email=Alexandra.Kirby@sfgov.org Date: 2015.03.02 12:31:52 -0800
	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date: 2/25/2015 Date of Form Completion 2/25/2015

PROJECT INFORMATION:

Planner:	Address:	
Alexandra Kirby	939 Ellis Street	
Block/Lot:	Cross Streets:	
0738/019	Van Ness Avenue and Franklin Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-000610ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:

☒ CEQA ☐ Article 10/11 ☐ Preliminary/PIC ☒ Alteration ☐ Demo/New Construction

PROJECT DESCRIPTION:

DATE OF PLANS UNDER REVIEW: Submitted 1/20/2015

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by applicant, 1/9/2015.

The proposal is to fully remodel the existing facade.

PRESERVATION TEAM REVIEW:

Historic Resource Present	☒ Yes	☒ No *	☐ N/A
Individual	Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No		
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No		
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No		
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No		
Period of Significance:	Period of Significance:		
☐ Contributor ☐ Non-Contributor			

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

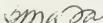
* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

939 Ellis Street was designed in 1967 by architect John Savage Bolles in the Brutalist style for the Bay Area Air Pollution Control District as an administrative building. Bolles was commissioned to modify the structure in 1974, constructing a 4-story addition. The addition reads as part of the original structure. 939 Ellis is a seven-story-over-garage concrete structure, featuring simple rectangular massing divided in two bays with a large central bulkhead. All facades are detailed with thin projecting vertical seams of concrete, and each story is delineated by a pair of horizontal grooves set within the concrete wall. The primary (north) façade features a grid of narrow windows set within protruding concrete surrounds, seven bays on the east end of the building and four on the west end. The upper three stories on the west end feature picture windows twice the width of the narrow windows. This pattern is repeated on the rear (south) facade facing Willow Street. The ground floor features a wide parking entrance with an inset entry vestibule framed in concrete. The building retains a high degree of integrity and few exterior alterations have taken place.

Based on historic research conducted by preservation planning staff, 939 Ellis Street does not appear to be individually eligible for listing on the California Register. The property is not associated with any historic trends, events, or persons of notable significance to our local, regional or national past. Although the subject property is a late work of a master architect, it is not a typical building typology for Bolles, who designed numerous modern-era suburban malls, offices and urban housing projects; nor is it a notable work of architecture. While San Francisco has few Brutalist structures, the design of 939 Ellis does not rise to a level of notable significance for its highly utilitarian design.

The surrounding neighborhood to the east consists of large mixed-use properties including the Van Ness Auto Row and high-density housing that ranges from two-story automotive garages to seven-story mixed-use and residential properties. To the west, the surrounding neighborhood is predominantly high-density housing with commercial ground stories. Dates of construction range from 1875 to 2005. There are a number of known resources in the immediate area, including the Packard Showroom (Local Landmark No. 153), but no eligible historic districts that the subject building would potentially contribute to.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2/27/2015







SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

MAR 17 2015

CEQA Categorical Exemption Determination

SAN FRANCISCO
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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2601 Union Street		0851/003-034	
Case No.	Permit No.	Plans Dated	
2014-000146ENV		4-21-2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Interior remodel and a new terrace on the third floor raising the existing roof to allow head-height on the attic, widen two car garage door. Façade work			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Laura Lynch	
Per application dated 2/17/2014 the project is enrolled in the Maher program.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): per PTR form dated 12/17/2014
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Gretchen Hilyard	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.				
☒	No further environmental review is required. The project is categorically exempt under CEQA.				
<table border="1"> <tr> <td>Planner Name: Laura C. Lynch</td> <td>Signature:</td> </tr> <tr> <td>Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</td> <td> Laura Lynch Digitally signed by Laura Lynch DN: cn=Laura Lynch, o=SF Planning Department-Environmental Planning, email=laura.lynn@sf.gov, c=US Date: 2015.03.04 16:05:30 -08'00' </td> </tr> </table>		Planner Name: Laura C. Lynch	Signature:	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Laura Lynch Digitally signed by Laura Lynch DN: cn=Laura Lynch, o=SF Planning Department-Environmental Planning, email=laura.lynn@sf.gov, c=US Date: 2015.03.04 16:05:30 -08'00'
Planner Name: Laura C. Lynch	Signature:				
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Laura Lynch Digitally signed by Laura Lynch DN: cn=Laura Lynch, o=SF Planning Department-Environmental Planning, email=laura.lynn@sf.gov, c=US Date: 2015.03.04 16:05:30 -08'00'				
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within days of the project receiving the first approval action.					

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	12/11/2014
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PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	2601-2609 Union Street	
Block/Lot:	Cross Streets:	
0851/033; 034	Divisadero Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014-000146ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	4/21/2014
------------------------------------	-----------

PROJECT ISSUES:
☒ Is the subject Property an eligible historic resource?
☐ If so, are the proposed changes a significant impact?
Additional Notes:
Submitted: Historic Resource Evaluation prepared by Caitlin Harvey (dated 4/7/2014).
Proposed Project: Horizontal and vertical additions, new windows.

PRESERVATION TEAM REVIEW:				
Historic Resource Present:		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by Caitlin Harvey (dated April 7, 2014) and information found in the Planning Department files, the subject property at 2601-2609 Union Street contains a 2-story-over raised basement, wood frame duplex designed in the First Bay. The building was constructed in 1902 by an unknown architect/builder for the original owner, Bruce Cartwright. The building is located in the Cow Hollow neighborhood of San Francisco. Known exterior alterations to the property include: addition of a garage (1909), construction of a sunroom over the garage (1914), construction of a playroom over the garage (1932), conversion of the single-family property into a duplex (1938, architect: Albert Farr and Francis Ward, this work included conversion of the garage into living space), installation of garage doors (1958).

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a modest example of the First Bay Tradition and has been modified from its original appearance. Although the 1938 conversion was completed by master architecture firm Albert Farr and Francis Ward, this minor and non-descript alteration is not an important example of the firm's work. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located in the Cow Hollow neighborhood in an area with a variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The subject block face contains a collection of single-family vernacular, revival, and modern style buildings that were constructed between 1902-1963. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Uma De</i>	12/17/2014

IMAGES



Primary (north) facade.



Eastern (original) portion of primary facade .





SAN FRANCISCO PLANNING DEPARTMENT

DOCUMENTS DEPT

APR 13 2015

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
560 Jersey St.		6505/021	
Case No.	Permit No.	Plans Dated	
2014.0627E		4/2/2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Vertical third-floor addition; horizontal rear addition; add garage within existing bay; excavation; replace foundation; replace front windows.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

☒	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments): <u>ADDITIONS TO THE ORIG. BUILDING ARE RECESSED & SIMPLIFIED IN DETAILING, IN DEFERENCE TO THE HISTORIC RESOURCE & IN KEEPING WITH THE S.O.I. STANDARDS.</u>
☒	9. Reclassification of property status to Category (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: <u>NOVEMBER, 2013</u> (attach HRER) b. Other (specify): <u>PTR, SIGNED BY T. TAM ON 11.13.2014</u>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: <u>[Signature]</u> 3/6/2015	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.
☒	No further environmental review is required. The project is categorically exempt under CEQA.
Planner Name: <u>E. Tuffy</u>	Signature or Stamp: <u>[Signature]</u> 3/6/2015
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☒	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☒	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☒	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☒	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☒	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☒	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion 3/6/2015
--	---

PROJECT INFORMATION:		
Planner:	Address:	
Eilish Tuffy	560 Jersey Street	
Block/Lot:	Cross Streets:	
6505/021	between Douglass and Diamond streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
A	n/a	2014.04.07.2558/2014.0627E

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	March 2, 2015 Revisions
------------------------------------	-------------------------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Tim Kelley Consulting (dated November, 2013).	
Proposed Project: Expand existing single family residence through vertical and horizontal additions; Add a garage at the lower level; Repair and restore historic primary elevation.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☒ Yes	☐ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☒ Yes ☐ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:	1875-1915	
		☒ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☒ Yes	☐ No	☐ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

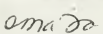
PRESERVATION TEAM COMMENTS:

An Historic Resource Evaluation prepared by Tim Kelley Consulting (dated November, 2013) and information found in the Planning Department files show the subject property at 560 Jersey Street contains a 1-story over basement, wood frame single-family residence designed in the Queen Anne architectural style. The building was constructed in 1893-94 by an unknown architect/builder and was originally owned by John and Meta Stellman. There have been no publicly visible exterior alterations to the property over the years other than front stair repairs (1990) and re-roofing (1991).

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a common example of a Queen Anne settlement cottage from this period of Noe Valley's early development. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is located within the boundaries of the 25th and Diamond Historic District that was identified by the Planning Department as part of a reconnaissance survey of Noe Valley and was built within the district's period of significance (1875-1915). The subject property is eligible for listing in the California Register under Criterion 3 for Architecture as a contributor to an eligible historic district.

The current proposal - as revised from the original design submittal - retains the building's residential use, preserves character-defining wood siding and architectural details on the historic cottage, and expands the building through secondary horizontal and vertical additions that conform to the Secretary of the Interior's Standards for Rehabilitation. A single garage door of minimal dimensions is to be added at the base of the building, in plane with the foundation wall to lessen its visual impact in relation to the ornamental facade above. The proposed vertical addition is set back substantially to preserve the original massing of the building's primary facade. Its simplified forms and detailing read as a later alteration to the historic resource that is deferential to the historic building. The use of wood siding, windows and trim on the publicly visible portions of the vertical addition is in keeping with the historic building materials. Architectural details on the cottage are to be repaired where possible or replaced in-kind. Overall, the proposed repairs to the 1890s cottage exterior and the recessed new construction meet the Secretary of the Interiors Standards for Rehabilitation.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	3 - 13 - 2015



560 Jersey Street (Photos: Google streetview, 2014)







SAN FRANCISCO PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
79 Cragmont Ave.		2131A/012	
Case No.	Permit No.	Plans Dated	
2015.001029ENV		1/13/15	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. One-story vertical addition to existing one-story single-family residence. Horizontal rear addition at first floor. Reconfigure front facade.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i> Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Lana Russell-Hurd	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 3/6/2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Justin A Greving Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=greving, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.03.09 09:48:43 -0700
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	

CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date: _____ Date of Form Completion 3/3/2015

PROJECT INFORMATION:

Planner:	Address:	
Justin Greiving	79 Cragmont Avenue	
Block/Lot:	Cross Streets:	
2131A/012	Quintara Street and Oriole Way	
CEQA Category:	Art. 10/11:	BPA/Case No.:
b	n/a	2015-001029ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:

☒ CEQA ☐ Article 10/11 ☐ Preliminary/PIC

PROJECT DESCRIPTION:

☒ Alteration ☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 1/13/2015

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information for Historic Resource Determination prepared by Stacy Lin (dated 3/1/2015)

Proposed Project: One-story vertical addition to existing one-story single-family residence. Horizontal rear addition at first floor. Reconfigure front facade.

PRESERVATION TEAM REVIEW:

Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	n/a	Period of Significance:	n/a	
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

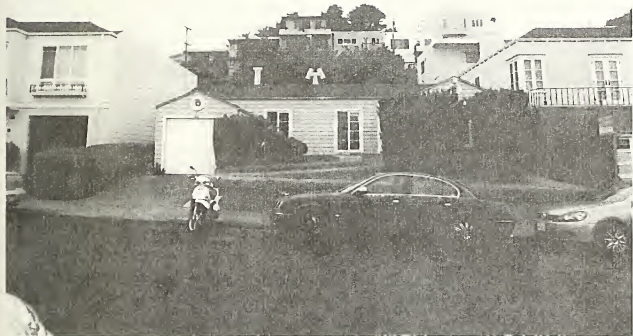
According to the Supplemental Information for Historic Resource Determination prepared by Stacy Lin (dated 3/1/2015) and information found in the Planning Department files, the subject property at 79 Cragmont Avenue contains a 1-story wood-frame single-family residence constructed in 1939 (source: building permit). The subject property was designed by Christopher M. Cook and is a pared-down version of the American Colonial Revival architectural style. Cook designed a number of residences in the Bay Area in a variety of revival architectural styles. 79 Cragmont was originally owned by Frank Lessek, a manager for YMCA, and his wife Alina but was sold in 1943 to Walther B. and Dorothea Hodgkinson. Known exterior alterations to the property include a garage door replacement (1961), reroofing (1998), and replacement of 3 windows (2 on the primary façade and 1 on the rear elevation), with vinyl windows (1999).

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). Although the building was designed by Christopher M. Cook it is not the best example of Cook's work nor is it an outstanding example of the American Colonial Revival style. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Inner Sunset neighborhood directly east of Golden Gate Heights Park. The subject block was developed over the years with the earliest buildings constructed in the late 1930s in the American Colonial Revival style, although the majority of the development was postwar and featured minimal traditional and contractor modern single family residences. Although there are some individual houses that are good examples of the American Colonial Revival architectural style, altogether the neighborhood does not represent a strong pattern of development or a collection of buildings that are remarkable for their architectural style.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	3.6.2015







SAN FRANCISCO PLANNING DEPARTMENT

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MAR 17 2015

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
438 29th Street		6620/013	
Case No.	Permit No.	Plans Dated	
2014-002288ENV	201411171729	11/11/2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
HORIZONTAL & VERTICAL ADDITION AT REAR. INTERIOR RENOVATION TO ALL FLOORS OF (E) SINGLE FAMILY HOME. INCLUDED (N) KITCHEN, BEDROOMS & BATHS. No retaining wall work at the rear of the property.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone—as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Laura Lynch	
Archeo Review complete 1/22/2015.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: 2/27/2015 (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greiving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Justin A Greiving Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Justin Greiving Digitally signed by Justin Greiving DN: dc=org, dc=slgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greiving, email=Justin.Greiving@slgov.org Date: 2015.03.09 10:55:09 -0700/
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	2/27/2015
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PROJECT INFORMATION:

Planner:	Address:		
Justin Greving	438 29th Street		
Block/Lot:	Cross Streets:		
6620/013	Noe and Sanchez streets		
CEQA Category:	Art. 10/11:	BPA/Case No.:	
b	n/a	2014-002288ENV	

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	11/11/2014
-----------------------------	------------

PROJECT ISSUES:

- ☒ Is the subject Property an eligible historic resource?
- ☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Historic Resource Evaluation prepared by Tim Kelley Consulting (dated December 2014)

Proposed Project: HORIZONTAL & VERTICAL ADDITION AT REAR. INTERIOR RENOVATION TO ALL FLOORS OF (E) SINGLE FAMILY HOME. INCLUDED (N) KITCHEN, BEDROOMS & BATHS. No retaining wall work at the rear of the property.

PRESERVATION TEAM REVIEW:

Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual	Historic District/Context			
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:			
Criterion 1 - Event:	☐ Yes	☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes	☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes	☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes	☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:			Period of Significance:	
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation (HRE) prepared by Tim Kelley Consulting (dated December, 2014) and information found in the Planning Department files, the subject property at 438 29th Street contains a one and a half-story over garage wood-frame single-family residence constructed ca 1879 (source: Daily Pacific Builder). Although stripped of most architectural details, the building appears to be in the Queen Anne architectural style and has a prominent front gable roof with an asymmetrically placed bay window. The earliest known resident was a carpenter, Arthur Walsh, and his wife Margaret. The Walsh's lived in the property until 1905 when it was sold to Louis and Dora Smith who used it to generate rental income. Although the original building may have been constructed in 1879, it has been substantially altered in form and detailing. In 1884, Arthur built an addition to the property and the 1886 Sanborn map shows a narrow L-shaped building with a rear extension. In 1908 it was substantially altered and likely took on the extant form of a rectangular-shaped Queen Anne styled residence. Permitted exterior alterations to the property include recladding in asbestos shingles and reconstruction of front stairs (1951), and reroofing (1997). Upon visual inspection it appears the windows on the primary façade have also been replaced with aluminum double-hung windows.

No known historic events occurred at the subject property (Criterion 1). The residents of 438 29th Street held a variety of working-class jobs and none of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. Despite an estimated construction date of 1879, it is unlikely the building retains any historic fabric from this early period due to substantial alterations and expansions to the original building form. Furthermore the building appears to have been stripped of most of its architectural detailing when asbestos shingles were added in 1951.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Noe Valley neighborhood on a block with a number of substantial alterations and later additions. Although there are some intact buildings that date to the earliest period of Noe Valley's development, together the block does not comprise a significant concentration of historically or aesthetically unified buildings.

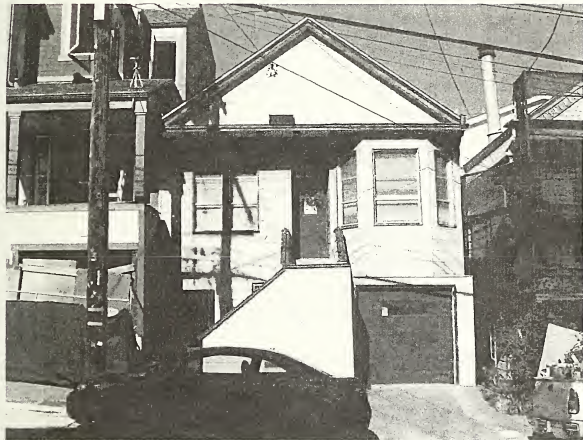
Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Ma De</i>	2/27/2015

HISTORICAL RESOURCE EVALUATION PART 1

438 29TH STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM





SAN FRANCISCO
PLANNING DEPARTMENT

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MAR 17 2014

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2627 37th Ave.		2459/007	
Case No.	Permit No.	Plans Dated	
2015-001275ENV	201402188682	Received 12/1/14	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Third-story addition to existing two-story single-family residence and interior alterations.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards, or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Lana Russell-Hurd	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 3/6/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Justin A Greving Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Signature: Justin Greving Digitally signed by Justin Greving DN: cn=org, o=slgov, dn=categoricalplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@slgov.org Date: 2015.03.09 10:19:29 -0700
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion 3/5/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	2627 37th Avenue	
Block/Lot:	Cross Streets:	
2459/007	Vicente and Wawona streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
b	n/a	2015-001275ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	12/1/2014 (received)
------------------------------------	----------------------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Mark Bucciarelli (12/1/2014)	
Proposed Project: Third-story addition to existing two-story single-family residence and interior alterations.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:	n/a	Period of Significance:	n/a
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Mark Bucciarelli (dated 12/1/2014) and information found in the Planning Department files, the subject property at 2627 37th Avenue contains a one-story over garage wood-frame single-family residence constructed in 1940 (source: building permit). The subject property was developed by Galli Construction Company and is in a pared down Streamline Moderne architectural style. Galli was identified in the "Sunset District Residential Builders, 1925-1950: Historic Context Statement," as a prominent developer in the Sunset. When originally constructed, the subject property was a model home known as, "The Parkway, an American Beauty Model Home." By 1942 it had been sold to Karl and Ferol Luka, the first inhabitants. Known exterior alterations to the property include replacement of 4 windows with aluminum windows (1966, likely on the front and rear elevations), replacement of the driveway and installation of new stone planters (1966).

No known historic events occurred at the subject property (Criterion 1). As stated in the Sunset District historic context statement, by the late 1930s model homes had become a ubiquitous marketing tool. 2627 37th Avenue was one of nine model homes built by Galli in 1939-1942 in the Sunset district and is not individually significant. None of the owners or occupants have been identified as important to history (Criterion 2). Although the subject property has elements of Streamline Moderne, a rare architectural style in the Sunset district, it is not an outstanding or fully executed example of this style. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Sunset neighborhood on a block that features a typical range of minimally detailed period revival tract houses. While other tracts by Galli may be architecturally distinct and of historic importance, such as the single-story Holiday Houses constructed for defence contract workers during WW II, this tract does not appear to be historically significant or of remarkable architectural quality.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	3-6-2015



2627 37th Avenue





SAN FRANCISCO PLANNING DEPARTMENT

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Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2013.0973E
Project Address: 150 Van Ness Avenue
155 Hayes Street
101 Hayes Street/69 Polk Street
131-135 Hayes Street
125 Hayes Street
Zoning: C-3-G (Downtown General Commercial) Zoning District
Van Ness and Market Downtown Residential Special Use District
120-R-2 Height and Bulk District
Block/Lot: 0814/001, 014, 015, 016, and 021
Lot Size: Five lots totaling 46,490 square feet (approximately 1.07 acres)
Plan Area: Market and Octavia Area Plan
Project Sponsor: Marc Babsin - Emerald Fund Inc. - (415) 489-1313
Marc@emeraldffund.com
Staff Contact: Sandy Ngan - (415) 575-9102
Sandy.Ngan@sfgov.org

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APR 15 2014

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Planning
Information:
415.558.6377

PROJECT DESCRIPTION

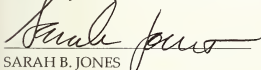
The project site is located on five parcels (Assessor's Block 0814; Lots 001, 014, 015, 016, and 021) bordered by Hayes Street to the north, Polk Street to the east, adjacent properties to the south, and Van Ness (Continued on next page.)

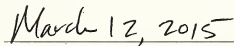
EXEMPT STATUS

Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3

DETERMINATION

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


SARAH B. JONES
Environmental Review Officer


Date

cc: Marc Babsin, Project Sponsor
Supervisor Jane Kim, District 6
Gonzalo Mosquera, Current Planner
Pilar LaValley, Preservation Planner

Historic Preservation Distribution List
Distribution List
Virna Byrd, M.D.F.
Exemption/Exclusion File

PROJECT DESCRIPTION (continued)

Avenue to the west. The five parcels comprising the project site total 46,490 square feet in size (approximately 1.07 acres) and are located in a C-3-G (Downtown General) Zoning District, the Van Ness and Market Downtown Residential Special Use District, and a 120-R-2 Height and Bulk District, within the Market and Octavia Area Plan.

The project site is currently occupied by a vacant office development (150 Van Ness Avenue, a seven-story, 95-foot-tall building on Lot 014, and 155 Hayes Street, an eight-story, 108-foot-tall building addition to the 150 Van Ness Avenue building, on Lot 015) totaling 149,049 square feet and four surface parking lots (Lots 001, 015, 016, and 021) with 99 off-street parking spaces. The surface parking lots are currently used for construction staging for the 100 Van Ness Avenue project.

The proposed 150 Van Ness Avenue project would demolish the on-site office development [150 Van Ness Avenue (constructed in 1925) and the 155 Hayes Street building addition to 150 Van Ness Avenue (constructed in 1958)] and surface parking lots, merge the five parcels, and construct a 13-story-over-basement-level, 120-foot-tall (excluding elevator, stair, and mechanical penthouses), 450,577 gross square feet (gsf) mixed-use building on the project site. As part of the demolition of the existing building, the pedestrian bridge over Hayes Street connecting the on-site 155 Hayes Avenue building addition to the adjacent 150 Hayes Street building (north of Hayes Street) would also be demolished.

The proposed building would include an approximately 25-foot-tall elevator penthouse, a 10-foot-tall stair penthouse, a 10-foot-tall mechanical and stair penthouse, and a 20-foot-tall mechanical penthouse screen above the proposed building's roof. The building height, as measured from the top of the curb to the elevator and mechanical penthouse, would be 145 feet (including the elevator and mechanical penthouse). Additionally, a diesel powered emergency generator (meeting Tier 2 emission standards and equipped with Level 3 verified diesel emissions control strategy equipment) and four natural gas boilers would be located on the roof.

The proposed 450,577-gsf mixed-use building would include 375,808-gsf of residential use, including 420 dwelling units; 1,220-gsf for three hotel guest suites for use by visitors of residents; 14,326-gsf for residential lobby and ground floor amenities use; 9,000-gsf of retail use, and 50,223-gsf of parking. The proposed building would have 420 dwelling units, three ground-floor hotel guest suites, and approximately 9,000 square feet of ground-floor retail, including a restaurant fronting Van Ness Avenue and Hayes Street.

The proposed project would include a basement-level parking garage (accessible from Hayes Street) for 216 vehicle parking spaces (including 210 residential spaces, two service vehicle spaces, and four car share spaces). About 201 of the 216 parking spaces would be provided through mechanical parking (stackers) and the remaining spaces would be provided as standard stalls. The proposed project would also provide a total of 230 Class 1 bicycle parking spaces (including 228 residential spaces and two retail spaces) on the ground and basement levels, 33 Class 2 bicycle parking spaces (including 21 residential spaces and 12 retail spaces) on the sidewalk adjacent to the project site along Hayes Street, and one off-street loading space (accessible from Hayes Street) at the ground-level of the building.

There are currently four curb cuts along the project site on Hayes Street and Polk Street that provide access to the on-site office building and surface parking lots. The proposed project would remove all four curb cuts and construct a new, approximately 34-foot-wide curb cut along Hayes Street to accommodate the proposed basement-level parking garage and loading dock. The ramp to the parking garage would also serve the below grade parking garage in the adjacent 100 Van Ness building so that the existing curb

cut for that garage on Van Ness Avenue can be removed. The proposed project would include an on-street passenger-loading zone (white curb) adjacent to the building lobby, just east of the garage driveway, and an on-street loading space. The proposed project would also convert one (1) metered parking space on the south side of Hayes Street (approximately 20 feet east of the Van Ness Avenue / Hayes Street intersection) into a shared on-street loading space (between 9:00 AM and 4:00 PM) and passenger loading space (from 7:00 PM until the closing time of the restaurant space). The adjacent existing two (2) existing metered, loading spaces on the south side of Hayes Street would also be available for passenger loading from 7:00 PM until the closing of the proposed restaurant.

The proposed project would have 16,368 square feet of common open space for the proposed residential uses, including approximately 5,470 square feet for a pool terrace and 10,898 square feet for a roof terrace. The total includes 864 square feet of open space on the proposed 150 Van Ness building roof for 18 units at the adjacent 100 Van Ness Avenue project.

Project construction is anticipated to start in September 2015 and occur over 24 months. The proposed project would entail up approximately 46,490 cubic yards of soil excavation and removal. It is not anticipated that any soil would be imported to the project site. Ground improvements, such as drilled displacement columns and soil-cement columns, would be used to densify the subsurface soils prior to the installation of the proposed mat foundation. Project excavation and ground improvements would take place up to a depth of 26 feet. Pile-driving techniques would not be used to construct the proposed project.

PROJECT APPROVAL

The proposed 150 Van Ness Avenue project would require the approvals listed below.

Actions by the Planning Commission

- Approval of an application for a Section 309 Downtown Project Authorization. As part of the Section 309 process, the proposed project would require exceptions to ground-level wind currents (Planning Code Section 148), off-street parking (Section 151.1), and rear yard-lot coverage (Section 249.33). This is considered the Approval Action for this CEQA determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.
- Approval of a conditional use authorization to exempt floor area attributed to inclusionary affordable housing units from the Floor Area Ratio (Section 124) and to authorize three guest suites as hotel rooms (Section 216).

ACTIONS BY OTHER CITY DEPARTMENTS

- **Zoning Administrator.** Approval of a variance for dwelling unit exposure (Section 140), curb cut width (Sections 145.1 and 155), and a height exemption from the elevator (Section 260).
- **Department of Building Inspection (DBI).** Approval of site (building) permit, demolition, and grading, permits for the demolition of the existing buildings and construction of the new building.
- **Department of Public Works (DPW).** Approval of a lot merger and condominium map.

- **San Francisco Municipal Transportation Agency (SFMTA).** Approval of the proposed curb modifications and parking garage operations plan.
- **Bureau of Street Use and Mapping, DPW.** Street and sidewalk permits for any modifications to public streets, sidewalks, protected trees, street trees, or curb cuts.
- **San Francisco Public Utilities Commission.** Approval of any changes to sewer laterals. Approval of an erosion and sediment control plan prior to commencing construction, and compliance with post-construction stormwater design guidelines—including a stormwater control plan—required for projects that result in ground disturbance of an area greater than 5,000 square feet.
- **Bay Area Air Quality Management District (BAAQMD).** Issuance of permits for installation and operation of the emergency generator and boilers.

COMMUNITY PLAN EXEMPTION OVERVIEW

California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: a) are peculiar to the project or parcel on which the project would be located; b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent; c) are potentially significant off-site and cumulative impacts that were not discussed in the underlying EIR; or d) are previously identified in the EIR, but which, as a result of substantial new information that was not known at the time that the EIR was certified, are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for the project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects of the 150 Van Ness Avenue project described above, and incorporates by reference information contained in the Programmatic EIR for the Market and Octavia Area Plan (Market and Octavia PEIR)¹. Project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Market and Octavia PEIR.

On April 5, 2007, the Planning Commission certified the Market and Octavia PEIR by Motion 17406.^{2,3} The PEIR analyzed amendments to the San Francisco General Plan to create the Market and Octavia Area Plan element of the General Plan and amendments to the Planning Code and Zoning Maps, including the creation of the Van Ness and Market Downtown Residential Special Use District (SUD). The PEIR analysis was based upon an assumed development and activity that were anticipated to occur under the Market and Octavia Area Plan and SUD. Since the 150 Van Ness Avenue project includes the demolition

¹ San Francisco Planning Department, 2007. Market and Octavia Area Plan Final Environmental Impact Report, Case No. 2003.0347E, State Clearinghouse No. 2004012118, certified April 5, 2007. This document is available online at www.sf-planning.org/index.aspx?page=1714 or at the Planning Department, 1650 Mission Street, Suite 400.

² Ibid.

³ San Francisco Planning Department. San Francisco Planning Commission Motion 17406, April 5, 2007. Available online at: <http://www.sf-planning.org/index.aspx?page=1714>, accessed December 3, 2014.

of the existing office building and four surface parking lots and construction of a mixed-use building on the project site consistent with the Market and Octavia Area Plan and the SUD, the project's density and use were included in the analysis of the PEIR.

The Van Ness and Market Downtown Residential SUD is comprised of parcels zoned C-3-G in the Market and Octavia Plan area. This SUD is comprised of parcels focused at the intersections of Van Ness Avenue at Market Street and South Van Ness Avenue at Mission Streets, along with parcels on both sides of Market and Mission Streets between 10th and 12th Streets. This district is intended to be a transit-oriented, high-density, mixed-used neighborhood with a significant residential presence. This area is encouraged to transit from largely a back-office and warehouse support function to downtown into a more cohesive downtown residential district, and services as a transition zone to the lower scale residential and neighborhood commercial areas to the west of the C-3 Zoning Districts. This area was initially identified in the Downtown Plan of the General Plan as an area to encourage housing adjacent to the downtown. As part of the City's Better Neighborhoods Program, this concept was fully articulated in the Market and Octavia Area Plan.

Subsequent to the certification of the PEIR, in May 2008, the Board of Supervisors approved and the Mayor signed into law, revisions to the Planning Code, Zoning Maps, and General Plan that constituted the "project" analyzed in the Market and Octavia PEIR. The legislation created several new zoning controls, which allow for flexible types of new housing to meet a broad range of needs, reduce parking requirements to encourage housing and services without adding cars, balance transportation by considering people movement over auto movement, and build walkable "whole" neighborhoods meeting everyday needs. The Market and Octavia Area Plan, as evaluated in the PEIR and as approved by the Board of Supervisors, accommodates the proposed use, design, and density of the 150 Van Avenue project.

Individual projects that could occur in the future under the Market and Octavia Area Plan will undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed project at 150 Van Ness Avenue is consistent with and was encompassed within the analysis in the Market and Octavia PEIR. This determination also finds that the Market and Octavia PEIR adequately anticipated and described the impacts of the proposed 150 Van Ness Avenue project, and identified the mitigation measures applicable to the 150 Van Ness Avenue project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.⁴⁵ Therefore, no further CEQA evaluation for the 150 Van Ness Avenue project is required. Overall, the Market and Octavia PEIR and this Certificate of Exemption for the proposed project comprise the full and complete CEQA evaluation necessary for the proposed project.

⁴ Adam Varat, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, 150 Van Ness Avenue, February 5, 2015. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.0973E.

⁵ Jeff Joslin, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Current Planning Analysis, 150 Van Ness Avenue, February 5, 2015. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.0973E.

PROJECT SETTING

The project site is located at the edge of the Downtown/Civic Center neighborhood, and the project area is characterized by office and institutional uses, residential uses, and neighborhood commercial uses, including restaurants, bars, cafés, hotels, fitness studios, and a variety of retail establishments. The project site is on the northern portion of the block on five parcels with frontages on Van Ness Avenue, Hayes Street, and Polk Street. The project site is approximately 46,490 square feet in size and is located within a C-3-G Zoning District, the Van Ness and Market Downtown Residential Special Use District, and a 120-R-2 Height and Bulk District. Parcels surrounding the project site are within C-3-G and P (Public) Zoning Districts and a mixture of 70-X, 80-X, 85-X, 96-X, 120-X, 120-R-2, 130-G, 200-R-2, and 400 R-2 Height and Bulk districts, providing a number of two to twenty-nine-story mixed-use buildings.

The project site is near the junction of three of the city's roadway grid systems: the north of Market, south of Market, and Mission grids meet at Market Street. Major roadways in the project vicinity include Franklin, Gough, Fell, Oak, Grove, Fulton, Hayes, Polk, Mission, Tenth, and Eleventh Streets, and Van Ness and South Van Ness Avenues. Interstate 80 and U.S. Highway 101 provide regional access to the project vicinity. The closest Bay Area Rapid Transit District (BART) stop is at Civic Center, approximately 0.5 mile east of the site; and the closest San Francisco Municipal Railway (Muni) Metro stop is at Van Ness Avenue and Market Street, a block south of the site. The project site is within a quarter mile of several local transit lines, including Muni Metro lines J, K, L, M, N, and T; streetcar Line F, as well as Muni bus lines N Owl, 5/5L, 6, 9/9L, 14/14L, 16X, 19, 21, 47, and 49.

POTENTIAL ENVIRONMENTAL EFFECTS

The Market and Octavia PEIR included analyses of environmental issues including: plans and policies; land use and zoning; population, housing, and employment; urban design and visual quality; shadow and wind; cultural (historic and archaeological) resources; transportation; air quality; noise; hazardous materials; geology, soils, and seismicity; public facilities, services, and utilities; hydrology; biology; and growth inducement. The proposed 150 Van Ness Avenue project is in conformance with the height, use and density for the site described in the Market and Octavia PEIR and would represent a small part of the growth that was forecast for the Market and Octavia Plan area. Thus, the plan analyzed in the Market and Octavia PEIR considered the incremental impacts of the proposed 150 Van Ness Avenue project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Market and Octavia PEIR.

The Market and Octavia PEIR identified significant impacts related to archaeology, transportation, air quality, wind, shadow, geology, and hazardous materials. Mitigation measures were identified for the above impacts and reduced all impacts to less than significant, with the exception of those related to transportation (project- and program-level as well as cumulative traffic impacts at nine intersections; project-level and cumulative transit impacts on the 21 Hayes Muni line), and shadow impacts on two open spaces (War Memorial and United Nations Plaza). The proposed 150 Van Ness project would result in the demolition of the existing on-site building and four surface parking lots with 99 parking spaces on the site and construction of 420 dwelling units, three ground-floor hotel guest suites, and 9,000-gsf of retail space. The proposed project would involve the demolition of a building that was determined not to be a historic resource by Preservation staff⁶; therefore, demolition of the existing on-site building would

⁶ San Francisco Planning Department, 2014. Historic Resources Evaluation Response for 150 Van Ness Avenue. September 22. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.0973E.

not result in a significant impact on historic resources. Traffic and transit ridership generated by the project would not considerably contribute to the traffic and transit impacts identified in the Market and Octavia PEIR. A shadow study was prepared for the proposed project and determined that the proposed building would not shade any Planning Code Section 295 resources. The proposed project would shade nearby sidewalks, but at levels commonly expected in urban areas. A wind assessment was prepared for the proposed project, which determined that the number of exceedances of the comfort criterion would be overall reduced and the number of exceedances of the hazard criterion would remain the same, as under existing conditions

The Market and Octavia PEIR identified feasible mitigation measures to address significant impacts related to noise, air quality, archeological resources, historical resources, hazardous materials, and transportation. **Table 1** below lists the mitigation measures identified in the Market and Octavia PEIR and states whether each measure would apply to the proposed project.

Table 1 – Market and Octavia PEIR Mitigation Measures

Mitigation Measure	Applicability
A. Shadow	
A1: Parks and Open Space not Subject to Section 295	Applicable: project involves new construction of a 120-foot-tall (excluding elevator, stair, and mechanical penthouses) mixed-used building. The requirements of this mitigation measure have been complied with as part of this environmental review process. No further mitigation is required.
B. Wind	
B1: Buildings in Excess of 85 feet in Height	Applicable: project involves new construction of a 120-foot-tall (excluding elevator, stair, and mechanical penthouses) mixed-used building. The requirements of this mitigation measure have been complied with as part of this environmental review process. No further mitigation is required.
B2: All New Construction	Applicable: project involves new construction of a 120-foot-tall (excluding elevator, stair, and mechanical penthouses penthouse) mixed-use building. The requirements of this mitigation measure have been complied with as part of this environmental review process. No further mitigation is required.
C. Archaeological	
C1: Soil Disturbing Activities in Archaeologically Documented Properties	Not Applicable: project site is not an archaeologically documented property.

Mitigation Measure	Applicability
C2: General Soil Disturbing Activities	Applicable: project site would involve general soil disturbing activities.
C3: Soil Disturbing Activities in Public Street and Open Space Improvements	Not Applicable: project site would not include soil disturbing activities in the street or open space improvements.
C4: Soil Disturbing Activities in the Mission Dolores Archaeological District	Not Applicable: project site is not located within the Mission Dolores Archaeological District.
D. Transportation	
D3: Traffic Mitigation Measure for Laguna/Market/Hermann/Guerrero Streets Intersection (LOS D to LOS E PM peak-hour)	Not applicable: plan level mitigation required by San Francisco Municipal Transportation Agency (SFMTA). In addition, project does not result in material change in the LOS or increase delay during the PM peak-hour of this intersection.
D4: Traffic Mitigation Measure for Market/Sanchez/Fifteenth Streets Intersection (LOS E to LOS E with increased delay PM peak-hour)	Not applicable: plan level mitigation required by SFMTA. In addition, project does not result in material change in the LOS or increase delay during the PM peak-hour of this intersection.
D5: Traffic Mitigation Measure for Market/Church/Fourteenth Streets Intersection (LOS E to LOS E with increased delay PM peak hour)	Not applicable: Not applicable: plan level mitigation required by SFMTA. In addition, project does not result in material change in the LOS or increase delay during the PM peak-hour of this intersection.
D6: Traffic Mitigation Measure for Mission Street/Otis Street/South Van Ness Intersection (LOS F to LOS F with increased delay PM peak-hour)	Not applicable: Not applicable: plan level mitigation required by SFMTA. In addition, project does not result in material change in the LOS or increase delay during the PM peak-hour of this intersection.
E. Air Quality	
E1: Construction Mitigation Measure for Particulate Emissions	Not Applicable: project would comply with the San Francisco Dust Control Ordinance.
E2: Construction Mitigation Measure for Short-Term Exhaust Emissions	Applicable: The project is located in an Air Pollutant Exposure Zone.
F. Hazardous Materials	
F1: Program or Project Level Mitigation Measures	Not applicable: This mitigation measure has been superseded by the San Francisco Dust Control Ordinance and State Asbestos Airborne Toxic Control Measures (ATCM) for

Mitigation Measure	Applicability
	Construction, Grading, Quarrying, and Surface Mining Operations.
G. Geology, Soils, and Seismicity	
G1: Construction Related Soils Mitigation Measure	Applicable: project involves new construction of a 120-foot-tall (excluding elevator, stair, and mechanical penthouses) mixed-used building.

Please see the attached Mitigation Monitoring and Reporting Program (MMRP) for the complete text of the applicable mitigation measures. With implementation of these mitigation measures, the proposed project would not result in significant impacts beyond those analyzed in the Market and Octavia PEIR.

PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on August 28, 2014 to adjacent occupants and owners of properties within 300 feet of the project site. No comments from the public were received.

CONCLUSION

As summarized above and further discussed in the Community Plan Exemption (CPE) Checklist⁷:

1. The proposed project is consistent with the development density established for the project site in the Market and Octavia Area Plan;
2. The proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Market and Octavia PEIR;
3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Market and Octavia PEIR;
4. The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Market and Octavia PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and
5. The project sponsor will undertake feasible mitigation measures specified in the Market and Octavia PEIR to mitigate project-related significant impacts.

Therefore, the proposed project is exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

⁷ The CPE Checklist is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2013.0973E.





SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date September 22, 2014
Case No.: 2013.0973E
Project Address: 150 VAN NESS AVENUE
Zoning: C-3-G (Downtown General) District
120-R-2 Height and Bulk District
Block/Lot: 0814/014, 001, 015, 016, 021
Date of Review: September 22, 2014 (Part I)
September 22, 2014 (Part II)
Staff Contact: Andrea Contreras (Environmental Planner)
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PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject project site is located at 150 Van Ness Avenue and 155 Hayes Street, and spans the south side of Hayes Street between Polk Street and Van Ness Avenue, in the Downtown/Civic Center area of San Francisco. The project site is bordered by Hayes Street to the north, Polk Street to the east, the rear and side elevations of adjacent properties to the south, and Van Ness Avenue to the west. The project site is one block south of San Francisco City Hall. The project site is currently occupied by 150 Van Ness Avenue and 155 Hayes Street and four surface parking lots. The property is located within the C-3-G (Downtown General Commercial) Zoning District and 120-R-2 Height and Bulk District.

The subject building, 150 Van Ness Avenue (1925, façade renovation 1969) with addition at 155 Hayes Street (1958), is part of the former California State Automobile Association (CSAA) complex of buildings. In addition to the subject properties, the former CSSA complex also included 150 Hayes Street (1967) and a pedestrian bridge (1968) connecting it to 150 Van Ness Avenue, and 100 Van Ness Avenue (1972).

Pre-Existing Historic Rating / Survey

The subject properties were included in both the Market & Octavia Area Plan Survey (2006, update 2010) and the Automotive Support Structures Survey (2009-2010). In the Market & Octavia Plan Survey in September 2006, both properties were evaluated and neither was found to be significant. Later, in 2010, the 155 Hayes Street property was reevaluated and found to be significant under California Register Criterion 1 for its association with Post War redevelopment in the Van Ness Corridor and with the Van Ness Auto Row. In the Automotive Support Structures Survey, the properties were not individually evaluated but the report found that the CSAA buildings could be evaluated as a complex once they had reached 50 years of age.

As of 2013, the properties carry two separate California Historic Resource status codes:¹

- 150 Van Ness Avenue has a 6Y code ("Determined ineligible for NR by consensus through Section 106 Process – Not evaluated for CR or Local Listing").
- 155 Hayes Street has a 3CS code ("appears eligible for the California Register as an individual property through survey evaluation").

Based on these previous evaluations, 150 Van Ness Avenue is considered a "Category B" property (Potential Historic Resource) and 155 Hayes Street is considered a "Category A" property (Known Historical Resource) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures. For these surveys, 150 Van Ness Avenue and 155 Hayes Street, which occupy separate legal parcels, were erroneously evaluated as separate buildings rather than as a single building with addition. The current evaluation corrects discrepancy. No previous assessment has evaluated the former California State Automobile Association (CSAA) complex as a whole.

Neighborhood Context and Description

The project site is located in the Civic Center neighborhood, adjacent to both the Hayes Valley and South of Market neighborhoods. The surrounding mixed-use area contains diverse building types including residential, office, educational, civic and commercial. The project site is located directly across Van Ness Avenue from the southwestern-most block of the locally-listed Civic Center Historic District. The district includes one of the best realized collections of City Beautiful Movement buildings in America and its central focus is City Hall. The district is also listed on the National Register and is a National Historic Landmark District; however, the local boundary and the federally-listed district does not reach as far south as the locally listed district. As noted in the various district nominations, the district is characterized by a unified design as a "principle aggregation of monumental buildings around a central open area." The buildings within the district are characterized by Beaux Arts neo-classical design with horizontal bands of vertically proportioned elements, light-colored masonry cladding, deeply recessed windows, deep rustication of materials, distinctive tripartite organization, and substantial cornices. The closest building to the subject property within the locally designated Civic Center Historic District is the High School of Commerce, local Landmark No. 140, located at 135 Van Ness Avenue. The project site is also located on the corner diagonally opposite from Exposition Auditorium, at 99 Grove Street, which is within the locally designated and the National Register-listed Civic Center Historic District.

The project site is adjacent to 55 Polk Street, which was determined eligible for listing on the California Register in 2010 during the Market & Octavia Plan Area Survey Update. The rear property lines of the subject properties are also adjacent to the rear of 42-50 Fell Street. 42-50 Fell Street was built in 1932 and is attributed to Willis Polk. It is listed in Article 11 of the Planning Code as a Significant Building (Category 1) and is a historical resource.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or

¹ Architecture + History, LLC, 150 Van Ness Avenue Historic Resource Evaluation (July 25, 2014), pg. 2.

determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on information in Planning Department files and provided by the project sponsor, staff finds that 150 Van Ness Street, including 155 Hayes Street, does not appear eligible for inclusion in the California Register of Historical Resources individually. Further, staff finds that the former California State Automobile Association (CSAA) does not appear eligible for listing as a functionally-related complex of buildings under any Criterion.

To assist in the evaluation of the subject properties and the former CSAA complex, the Project Sponsor has submitted the following consultant reports:

- ☐ Architecture + History, LLC, *150 Van Ness Avenue Historic Resource Evaluation* (July 25, 2014)
- ☐ Page & Turnbull, Inc., *150 Van Ness Avenue Historic Resource Evaluation* (May 8, 2013). This report is incorporated by reference into the Architecture + History report.

Staff has reviewed these documents, along with the associated appendices that are incorporated by reference, and generally concurs with the findings and analysis regarding historical significance. The consultant report evaluated the subject properties individually and also evaluated the potential significance of the former CSAA as a complex of functionally-related buildings. This evaluation analyzed the following properties:

150 Van Ness Avenue (Block 0814, Lot 14) – Subject property

Located on the southeast corner of Van Ness Avenue and Hayes Street, 150 Van Ness Avenue is an eight-story building with a flat roof and addition extending down Hayes Street. The building's primary entrance is from Van Ness Avenue. The rectangular-plan building is clad in cast stone panels on the ground story with an aluminum-frame, glass and plastic curtain-wall applied to the upper stories. The curtain-wall, installed in 1969 based on design by architect Albert F. Roller with Henry J. Brunnier as structural engineer, was placed over the stripped down original façade constructed in 1925 based on design by architect George W. Kelham. The base of the building is clad with cast stone panels (installed along with the curtain-wall in 1969) and a two-bay wide arch marks the deeply

recessed main entrance. This arch is framed by a square, granite-clad surround with projecting frame. The main entry leads to a street-level vestibule that connects via marble-clad stairs to a rectangular interior lobby. Designed in the Spanish Renaissance Revival style, the lobby retains many original decorative features including travertine and marble, terra cotta or cast stone, scored and molded plaster, textured glass, painted ceiling beams, molded doors, a long wood teller desk that wraps around the north and south ends of the room, and several original light fixtures.

155 Hayes Street (Block 0814, Lot 15), addition to 150 Van Ness Avenue – Subject property

This nine-story structure was constructed as an addition to 150 Van Ness Avenue in 1958 based on a design by architect Albert F. Roller with Henry J. Brunnier as structural engineer. This structure is structurally tied to the east wall of 150 Van Ness Avenue and shares elevators, stairways, and lobby with the original building. The exterior cladding of the addition is similar to that of 150 Van Ness Avenue, consisting of an aluminum-framed curtain-wall system, and the addition also has a flat roof.

150 Hayes Street (Block 0811, Lot 22)

This five-story building with flat roof and soft story garage was constructed in 1968, based on design by architect Albert F. Roller, as a companion to the 155 Hayes Street addition to 150 Van Ness Avenue. This building is connected to 155 Hayes Street/150 Van Ness Avenue by a pedestrian bridge at the second story level. With the exception of the west wall, which is blank, the façades are clad with an aluminum-frame curtain-wall similar to 150 Van Ness/155 Hayes.

100 Van Ness Avenue (Block 8014, Lot 20)

Constructed in 1972 as the fourth building in the former CSAA complex, this 29-story structure was designed by architect Albert F. Roller with Henry J. Brunnier as structural engineer. This building, which is currently being “re-skinned” with a glass curtain-wall, was originally constructed in a Brutalist idiom with punched openings in a concrete frame.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Staff concurs with the consultant finding that the subject property does not appear eligible for inclusion on the California Register individually or as a contributor to a potential historic district/complex under Criterion 1.

150 Van Ness Avenue was constructed in 1925 for the California State Automobile Association based on a design by San Francisco architect George W. Kelham. The CSAA occupied this, and the other buildings that were added to the complex, until 2008 when its offices were moved to the east bay.

The CSAA started in 1900 as the Auto Club of San Francisco, founded at the Cliff House by an initial membership of 11 auto enthusiasts.² In 1901, the club became the Automobile Club of California, with Articles of Incorporation aimed at increasing “the pleasure of motor vehicle travel by decreasing the pain.”³ At the time of its establishment, vehicle travel in California was hampered by lack of adequate roads open to vehicle travel, the ticketing of drivers by overzealous local policemen, few maps or other

² Page & Turnbull, Inc., 150 Van Ness Avenue Historic Resource Evaluation (May 8, 2013), pg. 31.

³ Patton, Don, *The First 80 Years: A History of the California State Automobile Association* (San Francisco, CA: California State Automobile Association, 1984), pg. 2. As quoted by Page & Turnbull, Inc., pg. 31.

navigational aids, including road signs, and bodies of water requiring cumbersome ferry crossings. According to Page & Turnbull's report, the early work of the CSAA, which included digging and constructing roads and putting up signs, contributed greatly to establishing the infrastructure and legislation needed to make the automobile the preferred form of travel in the state. In 1905, the CSAA leaders were instrumental in designing and passing a uniform, statewide set of regulations for the highways of California as well as a motorists' bill of rights, which put auto enthusiasts "on a sound legal footing for the first time."⁴

With other auto clubs opening across the state, an effort was undertaken to consolidate these clubs. In 1907, northern California auto clubs joined forces, and the CSAA was founded, with a mission of promoting good roads and auto-related legislation.⁵ The newly formed CSAA published the first map of California and Nevada highways, began creating and installing road signs (a practice that only ceased in the 1950s when the state assumed this duty), and lobbied for the state's first highway bond measure, which when passed in 1910 shifted the burden of creating and maintaining roads to the state. During this period, CSAA membership increased from 11 to 1,186, and by 1920, membership had climbed to just over 25,000.⁶

The spike in membership, which by 1925 had grown to 60,000 members in 45 northern and central California counties, spurred the construction of a new headquarters building at 150 Van Ness Avenue. The Spanish Renaissance-style building was designed to symbolize – and advertise – the organization's success and stature.⁷ When the new headquarters was constructed, the CSAA was one of the two largest auto clubs in the United States, along with the Automobile Club of Southern California.⁸ After the construction of the new headquarters, membership continued to grow, expanding another 30 percent by 1930. By 1940, 35 district offices had been established under the umbrella of the CSAA, and membership had climbed to just over 100,000. Membership exceeded 200,000 in the 1950s, as the CSAA continued to lend its influence in support of transportation measures, initiatives aimed at encouraging auto travel, and expanded its profile and reach in insurance and consumer services. Membership exceeded the 1 million mark in the 1970s.

With the increase in membership, and the expansion of services and programs, the CSAA enlarged its physical facilities with a 9-story addition to the original headquarters building in 1958 (155 Hayes Street). Additional expansion occurred in 1967-68 and 1972 with the construction of 150 Hayes Street, a five-story office building with tuck-under garage and pedestrian bridge connecting to 150 Van Ness Avenue, and of 100 Van Ness Avenue, a 29-story office tower, respectively.

In the 1920s, the CSAA introduced initiatives in emergency road service as well as School Safety Patrol program, through which volunteers were trained as crossing guard. The CSAA also led efforts to conduct studies on the safety of California's highways, advocated for applying the principles of engineering to

⁴ Patton, pg. 2. As quoted by Page & Turnbull, Inc., pg. 31.

⁵ Page & Turnbull, Inc., pg. 31.

⁶ Ibid.

⁷ Ibid.

⁸ The Automobile Club of Southern California constructed its own headquarters building in Los Angeles in 1921-23. The Spanish Colonial Revival buildings, which is still occupied by the auto club, was designed by architects Sumner P. Hung and Silas R. Burns, with landscaping by Roland E. Coate. This building was designated a Los Angeles Historic-Cultural Landmark in 1971.

road design, and worked with the state highway commission to improve road safety. The CSAA lent its name and support to the 1930s construction of both the Golden Gate Bridge and San Francisco-Oakland Bay Bridge, and throughout the 1920s and 1940s, the organization created and installed road signs to ease and improve road travel. In the 1940s, the CSAA expanded into automobile insurance and consumer services, and began offering services to members traveling abroad. CSAA began offering homeowners insurance in the 1970s, and greatly expanded its emergency road services throughout the 1950s through 1970s.

While the subject properties, and associated complex of buildings, possess strong associations with the history of the CSAA and development of automobile clubs and auto travel in California, staff concurs with the consultant's finding that the subject properties, both individually, and as a complex, do not reflect the early era of CSAA's influence as a travel association, during which the organization significantly contributed to the establishment of California's automobile infrastructure and culture. The buildings, which have been either substantially altered or newly constructed since 1958, reflect the later era of the association's history when it was less of an automobile club and had moved into the realm of insurance and emergency road services provider. There are also other earlier California auto club buildings that represent more intact examples that better convey the CSAA's early contributions to the development of automobile travel and safety in California. Therefore, the subject properties do not appear eligible for listing on the California Register under Criterion 1 individually or as part of a complex under this context.

Staff further concurs with the architecture + history finding that the CSAA buildings, both individually and as a complex, do not contribute to the "Depression, World War II and Postwar Reconstruction" in San Francisco theme of significance that was defined in the Market & Octavia Plan Area Survey. The majority of the buildings within the CSAA complex fall outside of the period of significance of 1929 to 1961 associated with this theme, and, therefore, do not convey a significant association such that the buildings, either individually or as part of a complex, would be eligible for listing on the California Register under Criterion 1.

Staff also concurs with the finding that the CSAA buildings, both individually and as a complex, do not significantly contribute to the context of the Van Ness Auto Row as defined in the *Van Ness Auto Row Support Structures Context Statement*. As noted in the architecture + history report, the buildings represent an era (1940s-1960s) and use (insurance service) that were defined in the context statement as being of minimal importance in the overall historic context of Van Ness Auto Row. Therefore, neither the subject properties nor the former CSAA complex appear to convey a significant association such that the subject buildings, either individually or as part of a complex, would be eligible for listing on the California Register under Criterion 1 associated with this theme.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Staff concurs with the consultant finding that the subject properties both individually and as part of a complex do not appear eligible for listing on the California Register under Criterion 2.

Although numerous individuals contributed to the development of the CSAA and several important designers, including George W. Kelham and Albert F. Roller, were involved in building the complex, none of these individuals and their associations with the subject properties rise to a level of significant association to warrant eligibility under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Staff concurs with the consultant finding that the subject properties both individually and as part of a complex do not appear eligible for listing on the California Register under Criterion 3. While the 1958 design of the addition to, and the 1969 curtain-wall recladding of, the original CSAA building reflect the influence of both the Miesian International Style/Corporate Modernism and Mid-Century Modern style described in the 2011 *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement*, they do not represent excellent examples of the style nor are the building and addition significant examples of the body of work of either architect, Albert F. Roller or George W. Kelham, or structural engineer Henry J. Brunnier.

The California State Automobile Association (CSAA) constructed its headquarters in 1925 at 150 Van Ness Avenue. The headquarters was originally a seven-story, Spanish Renaissance Revival-style building designed by the well known Bay Area architect George W. Kelham. Kelham's 1925 building featured a grand entry of Van Ness Avenue into a well-appointed and highly decorative lobby with a glass atrium roof. In 1958, a nine-story addition, designed by architect Albert F. Roller, was constructed on the east side of the original headquarters building at 155 Hayes Street. Subsequently, in 1969, CSAA installed a curtain wall over the exterior of 150 Van Ness Avenue to unify the appearance of the original building and the addition. The curtain wall, which required removal of the building's original exterior decoration (only the fenestration pattern of upper floors and the scored stucco around window openings remains), is a Miesian-inspired architectural veneer designed by Roller.

Previous survey evaluations have erroneously analyzed the subject properties as individual buildings due to the fact that they occupy separate legal parcels. Based upon the current evaluation, staff concurs that the subject properties should be considered as a single structure (original building plus addition). As noted in the architecture + history report, the 1958 addition was never intended to be a free-standing structure as it and the original building at 150 Van Ness Avenue are functionally tied together with a shared wall system, lobby, and circulation system. The previous evaluations appear to have relied upon the structures occupying separate legal parcels but they should be considered a single building with addition.

The original CSAA building at 150 Van Ness Avenue was designed by noted Bay Area architect George William Kelham (1871-1936).⁹ Kelham was born in Massachusetts and studied architecture at Harvard and in Rome and Paris. After returning to the United States in 1898, Kelham joined the New York firm of Throwbridge & Livingston. In 1906, Throwbridge & Livingston sent Kelham to San Francisco to oversee the reconstruction of the Palace Hotel. Following completion of the Palace Hotel project, Kelham opened his own practice in San Francisco and built a distinguished career that included serving as Chief of Architecture for the Panama Pacific International Exposition and chairman of the architectural committee of the Golden Gate International Exposition in 1935. Kelham was also the Supervising Architect for the University of California, Berkeley from 1922 to 1936. During his tenure, a new plan for the campus as well as a number of new campus buildings were constructed. Notable projects in San Francisco include: the Old Main Library (1916, demolished), the old Federal Reserve (1924), the Standard Oil Building (1922), the Russ Building (1927), and the Shell Building (1929).

⁹ Biographical information about architect George William Kelham is taken from both the a + h and Page & Turnbull reports.

The modern curtain wall exterior of 150 Van Ness Avenue, as well as the addition at 155 Hayes Street and CSAA buildings at 150 Hayes Street (1967-68) and 100 Van Ness Avenue (1972), were designed by San Francisco native and long-time architect, Albert Frederick Roller (1891-1981).¹⁰ Roller, a self-trained architect, began his career as a draftsman in firms such as Coxhead & Coxhead and Ward & Blohme. He received his architecture license in 1926 and established his own practice, Albert F. Roller & Associates, with offices in San Francisco and Los Angeles. Roller served on the San Francisco Redevelopment Agency board between 1951 and 1953, as well as the San Francisco Arts Commission between 1955 and 1958. He was also active in a number of civic organizations in San Francisco, including the CSAA. Notable projects in San Francisco include: the Call Building (redesign 1938), National Broadcasting Company building (1941, altered), Sunnydale Housing Project (1941), the San Francisco Federal Building (1959, with John Carl Warneke & Associates), the Wells Fargo Annex (1969), the Scottish Rite Temple (1964), and Masonic Memorial Temple (1958). In the postwar period, Roller frequently partnered with engineer Henry J. Brunnier and landscape architect Thomas D. Church.

Henry J. Brunnier (1882-1971)¹¹ served as engineer for both the original construction in 1925 and the 1958 addition of 150 Van Ness Avenue and 155 Hayes Street. Brunnier, who was born in Iowa, moved to San Francisco shortly after the 1906 earthquake to assist with the reconstruction of the city's transportation lines. In 1908, Brunnier opened his own office, H.J. Brunnier Associates, which went on to become one of the oldest engineering firms in continuous operation in San Francisco. Brunnier made numerous contributions to the nascent field of structural engineering, organizing the Structural Engineers Association of Northern California and serving on the original board of the California State Board of Registration for Civil Engineers. He was also a charter member of the city's Rotary Club and held leadership positions in the Chamber of Commerce, Engineers Club of San Francisco, and the American Society of Civil Engineers. Brunnier also served on the CSAA's board for 52 years, serving as president from 1928-29 and AAA board president from 1944-1947. He was named "Outstanding Bay Area Engineer" in 1956 and notable projects include: Golden Gate Park's DeYoung Museum (demolished), which architect Lewis C. Mulgardt, San Francisco-Oakland Bay Bridge, the Sharon, Shell, Standard Oil, and Russ Buildings with George W. Kelham, and San Francisco Central Tower (1938 with Kelham and P.J. Walker).

Staff concurs with the consultant finding that although George W. Kelham appears to be a master architect, the subject property no longer is reflective of his original design. Therefore, 150 Van Ness Avenue does not appear to be significant under Criterion 3 for its association with master architect, George W. Kelham.

Staff also concurs with the consultant finding that the 1958 addition at 155 Hayes Street and the 1969 curtain-wall recladding of 150 Van Ness Avenue do not represent excellent examples of either the Miesian International Style/Corporate Modernism or Mid-Century Modern Style as defined in the *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement*. Also, while architect, Albert F. Roller, is arguably a master architect, the subject properties do not represent his best or most significant work in San Francisco nor do they represent a unified design vision as a complex. Therefore, the subject properties both individually and as part of a complex do not appear eligible under Criterion 3 for their association with master architect, Albert F. Roller.

¹⁰ Biographical information about architect Albert F. Roller is taken from both the a + h and Page & Turnbull reports.

¹¹ Biographical information about engineer Henry J. Brunnier is taken from both the a + h and Page & Turnbull reports.

Staff further concurs with the consultant findings that the subject properties, both individually and as part of a complex, do not appear eligible under Criterion 3 for their association with engineer Henry J. Brunnier. While prolific, and certainly a master in the field of engineering, there is no indication that the subject properties represent unique or distinctive characteristics in their design or engineering such that they would be eligible under this Criterion.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history. Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject properties are not examples of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 150 Van Ness Avenue with 155 Hayes Street were determined not to meet any of the criteria that would identify the structure as eligible for the California Register of Historical Resources, analysis of integrity was not conducted. In general, the subject property appears to retain integrity to 1958 and 1969 when the addition and recladding of 150 Van Ness Avenue were completed, respectively. 150 Van Ness Avenue does not retain integrity to its original 1925 construction due to the exterior alterations undertaken to accommodate the existing curtain-wall, however, the original lobby, which features high quality finishes and materials such as travertine, marble, and scored plaster, is largely intact.¹²

The addition to 150 Van Ness Avenue at 155 Hayes Street also appears to retain integrity from its construction date in 1967-68. 100 Van Ness Avenue, the last building constructed in the former CSAA complex, is currently being renovated for residential use and the original skin of the building has been removed and replaced with a glass curtain-wall system. Due to this alteration, 100 Van Ness Avenue no longer retains integrity.

¹² Although it retains much of the 1925 design and materials, the lobby alone does not elevate the entire building's level of integrity nor should this feature be considered a "stand-alone" resource. The lobby is not a physically separate or "stand-alone" element of the building, and, therefore, does not qualify as a potential historic resource on its own accord.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 150 Van Ness Avenue and 155 Hayes Street were determined not to meet any of the criteria that would identify them as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 9-22-2014

PART II: PROJECT EVALUATION

Proposed Project ☒ Demolition ☐ Alteration

Per Drawings Dated: January 23, 2014

Project Description

The Project would demolish the existing office building (Lot 014 and Lot 015) and remove the four existing surface parking lots on the site and construct a 12-story, 120-foot tall mixed-use building comprising a total of 420 dwelling units (36 studios, 272 one-bedroom units, and 112 two-bedroom units, totaling 341,701 gross square feet of residential use) and 9,000 square feet of ground-floor retail use fronting Van Ness Avenue and Hayes Street. The Project would include a basement-level parking garage with 210 vehicle parking spaces. The Project would also provide a total of 275 Class 1 bicycle parking spaces (272 residential spaces and three [3] retail spaces) in the ground floor and basement-level of the building, as well as bike racks supplying an additional 33 Class 2 bicycle parking spaces (21 residential spaces and 12 retail spaces) on the sidewalk adjacent to the Project site along Hayes Street. A loading dock containing one off-street freight loading space would be provided along Hayes Street.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to a historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

To assist in the evaluation of the proposed project, the Project Sponsor has submitted a consultant report:

- ☐ Architecture + History, LLC, 150 Van Ness Avenue Historic Resource Evaluation (July 25, 2014)

Staff concurs with the findings of the Historic Resource Evaluation Report prepared by Architecture + History, that the proposed project will have no significant adverse impact to historic resources. While the proposed project is located near the Civic Center Historic District, the former CSAA buildings do not contribute to the district nor do they contribute to any discontiguous district associated with Van Ness Auto Row. The construction of the new building would be outside the Civic Center Historic District boundaries and the proposed project does not have the potential to materially alter either of the two closest District contributors, Exposition Auditorium and High School of Commerce (Landmark No. 140). While the proposed project would be located in close proximity to these known historic building, there would be no direct impact to the character-defining features, or the elements or design that are noteworthy in the Civic Center Historic District. As the proposed project would not result in a significant impact to historical resources, it is not anticipated to contribute to any potential cumulative impact to historical resources.

The height and massing of the proposed building is compatible with the scale of buildings that frame the historic district. While the new construction will be more massive than immediately adjacent buildings, it will not overwhelm adjacent district contributors which are monumental in scale and physically substantial in appearance and design. As noted in the architecture + history HRE, the proposed project also employs various design elements to break up the scale and massing of the new building. The top floor will be stepped back at intervening bays to create a defined top to the structure and the proposed design will have a textured façade utilizing a combination of glazed and solid materials along with recesses and projecting features to break up the façade massing. Along Van Ness Avenue, a portion of the new building will two-stories in height, thereby creating a break in the massing between the subject property and adjacent 100 Van Ness Avenue.

Staff finds that proposed new construction will be clearly differentiated from the Civic Center Historic District by its detailing and material palette. Cladding materials, including buff colored brick and glass, are compatible with the character of the historic district. Further, staff finds that while the new building will be visible from the Civic Center Historic District, it will not interfere with any of the district's

primary axial views or the interrelationships between the buildings. As the proposed project is located south of the primary central open space of the district, it will not interfere with the spatial layout or primary features of the district. The new building will serve as a general framing element in a surrounding skyline that is characterized by a mix of low- and high-rise construction and construction types. Regarding the project's affect on the setting of the adjacent resources, the subject building's location far to the south of the main axis of the Civic Center Historic District will be sufficient so that the contemporary materials and articulation of the new construction will not create a distraction from City Hall that could damage or destroy the district's integrity.

Staff also concurs with the architecture + history HRE that the proposed project will not destroy historic materials, features, or spatial relationships that characterize 55 Polk Street. While the new construction will be physically adjacent to 55 Polk Street it will not destroy any physical features or materials or undermine the ability of the building to convey its significance. Due to its physical adjacency and the scale of the proposed project, staff recommends that care be taken during construction to ensure that 55 Polk Street is protected from damage by construction-related vibration.

The rear of the proposed project would also be adjacent to 42-50 Fell Street, which is an identified historic resource (the two buildings will be separated by about 5 feet). In the 2013 HRE for the 100 Van Ness Avenue project, preservation consultant Johanna Street identified a number of protection measures to ensure that the character-defining features of this significant Category 1 structure would not be damaged. These protection measures were incorporated into the 100 Van Ness Avenue project. Staff concurs with the architecture + history HRE statement that similar protection measures should be adhered to during construction of the subject project at 150 Van Ness Avenue. These protection measures (as noted in the 100 Van Ness Avenue HRE) include:

- Clay tile roof. The roof appears to be in good condition with few missing or broken tiles. While clay tile roofs can withstand impact from some dirt and debris, larger chunks of construction material could crack and damage tiles. The roof shall be protected from falling pieces of construction debris. Though it is unlikely, excessive vibration from construction activities could dislodge tiles from the roof causing them to fall. The tiles shall be protected from falling. Any broken tiles shall be replaced to match existing.
- Brick-clad steel and concrete exterior walls. The exterior walls appear to be in good condition. Prior to construction the exterior walls shall be carefully surveyed and any cracks shall be noted. Brick construction is prone to cracking due to vibration and movement. Crack gauges shall be installed and monitored to assure that there is no structure movement caused by construction activities.
- Metal windows. These are in fair condition with broken glass and metal deterioration evident. It is unlikely that the windows will be damaged during construction; however they should be photographically documented. Any broken elements as result of adjacent construction should be replaced to match existing.
- Decorative elements. The decorative finial at the property line between 100 Van Ness Avenue and 42-50 Fell Street should be carefully protected during construction with plywood, or other impact resistant material. Other elements should be noted and crack gauges installed as necessary.

It appears that the proposed new construction is differentiated from but compatible with the historic districts and off-site historic resources in conformance with the *Secretary's Standards*. Therefore, the proposed project is not anticipated to result in an adverse effect on off-site historical resources. As the proposed project would not result in a significant impact to historical resources, it is not anticipated to contribute to any potential cumulative impact to the historical resources.

Although the proposed project is not anticipated to have a historic resource impact, staff proposes the following improvement measure. This measure is meant to ensure salvage and limited reuse of decorative features and fabric that are extant in the vestibule and lobby of 150 Van Ness Avenue. Although this space and its associated features and fabric does not rise to the level of a significant individual historic resource, the materials are of a quality that their wholesale demolition and disposal would be unfortunate.

Improvement Measure

Prior to demolition of 150 Van Ness Avenue, the project sponsor shall identify extant historic fabric and decorative details within the vestibule and lobby that may feasibly be salvaged, such as travertine and marble cladding, painted wood beams, historic light fixtures and molded doors, and plaster decorative elements like two Juliet balcony frieze projections on the east and west sides of the lobby, the medallion friezes around the lobby, and the spiral columns on the Juliet balconies that appear to be freestanding. The project sponsor, to the extent practicable, will seek to incorporate these salvaged features and fabric into the design of the new construction. Where incorporation into the new construction is not practicable, salvaged features and fabric will go to a salvage company with experience with historic materials.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*

Tina Tam, Senior Preservation Planner

Date: 9-22-2014

cc: Vinaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Kate Connor, Planner





SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
374 Valley St		6613/021
Case No.	Permit No.	Plans Dated
2014.1478E		9/12/14
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction
		☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Expand existing basement; add new basement level; add garage; remodel facades.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☒	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading -including excavation and fill on a landslide zone - as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	
Archeo clearance	

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): PTR DATED 03/13/15
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: <u>M. Bordreamp</u> 03/13/15	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.
☒	No further environmental review is required. The project is categorically exempt under CEQA.
Planner Name: <u>M. FORDREUX</u> Project Approval Action: Select One <u>DISCRETIONARY</u> *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: <u>M. Bordreamp</u> <u>03/15/15</u>
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	
CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion
	3/10/2015

PROJECT INFORMATION:		
Planner:	Address:	
Marcelle Boudreaux	374 Valley Street	
Block/Lot:	Cross Streets:	
6613/021	Noe/Sanchez	
CEQA Category:	Art. 10/11:	BP/Case No.:
B		201410219516 / 2014.1478E

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☒ Alteration	☐ Demo/New Construction
☐ Preliminary/PIC			

DATE OF PLANS UNDER REVIEW:	9/12/14
-----------------------------	---------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
RENOVATION & ADDITION(LOWER BASEMENT) TO SFD. EXPANSION OF (E)BSMT. (N)EXCAVATED REAR YARD & (N) LOWER BASEMENTW/(N) GARAGE.(N) BEDROOMS, BATHROOMS, LIVING ROOM, LAUNDRY & COURTYARD. (N) INTERNAL & EXTERNAL STAIRS. (E) 1/FL ENVELOPE'S OUTLINE TO REMAIN. W/ (N) DOORS & WINDOWS.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 -Persons:	☐ Yes ☒ No	Criterion 2 -Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:		Period of Significance:	
		☐ Contributor	☐ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

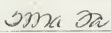
PRESERVATION TEAM COMMENTS:

The subject building at 374 Valley Street is a one-story-over basement single-family dwelling. The lot slopes upward to the west with the street and upward to the north, toward the rear of the lot. The primary southern facade is clad in stucco, and the side facades are clad in drop wood siding. The building is composed of a primary volume and a projecting volume at the front. The projecting volume terminates with a flared projecting cornice and is capped with a flat roof. Also terminating with a flared projecting cornice, the primary volume features a shaped parapet, and compound roof.

No original building permit is on file at DBI, and other historical records are inconclusive. According to information provided by Tim Kelley Consulting, the building dates to c1886. The 1886 Sanborn Map indicates the subject property (at that time addressed as 434 Valley) with a building exhibiting the core footprint in existence today. (After 1896, it was numbered 334 Valley; around 1925 it was numbered 374 Valley). Spring Valley Water Company records contain a water service application for G.S. Gloyd in January 1896, a full ten years after G.S. Gloyd is listed in the City directory as residing at the subject property of 434 Valley. George S. Gloyd, a boot and shoemaker, was an active member of the Boot and Shoemakers' White Labor League and (later part of the Federated Trades Council). His involvement includes organizing in other counties in California (July 1886) and committee-serving member, as noted in San Francisco Chronicle articles starting in December of 1886. There is no mention of his involvement past 1887.

A projection at the front facade is the major modification to the building footprint, as observed through Sanborn Maps dating from 1915 and historic aerial image dating from 1938. No permits are on file for this work; the projection is not drawn on the 1915 Sanborn Map but does appear in the 1938 aerial. The stucco cladding and aluminum windows are likely non-original facade treatments, however, no permits are on file for this work. There is a variety of architectural styles and construction dates on the block, thus little uniformity.

No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2) for listing in the California Register of Historic Resources, respectively. The existing structure appears to have been altered and does not retain integrity as an individual building for listing in the California Register (Criterion 3). Therefore, 374 Valley Street is not eligible for listing in the California Register either individually or as part of a district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	3-13-2015

HISTORICAL RESOURCE EVALUATION PART 1

374 VALLEY STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM





SAN FRANCISCO PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1283 Greenwich Street		0095/024	
Case No.	Permit No.	Plans Dated	
2014-000145ENV		10/17/2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. UNIT MERGER OF 2 FAMILY INTO SINGLE FAMILY HOME. INTERIOR REMODEL & SEISMIC UPGRADE. EXPAND (E) BASEMENT FOR NEW ELEVATOR. NEW PRINCIPLE FACADE.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Laura Lynch	
Maher application waiver (SMED:1002).	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.

- | | |
|--------------------------|---|
| ☐ | 1. Change of use and new construction. Tenant improvements not included. |
| ☐ | 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building. |
| ☐ | 3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations. |
| ☐ | 4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> . |
| ☐ | 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way. |
| ☐ | 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way. |
| ☐ | 7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> . |
| ☐ | 8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |

Note: Project Planner must check box below before proceeding.

- | | |
|-------------------------------------|---|
| ☒ | Project is not listed. GO TO STEP 5. |
| ☐ | Project does not conform to the scopes of work. GO TO STEP 5. |
| ☐ | Project involves four or more work descriptions. GO TO STEP 5. |
| ☐ | Project involves less than four work descriptions. GO TO STEP 6. |

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.

- | | |
|--------------------------|---|
| ☐ | 1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4. |
| ☐ | 2. Interior alterations to publicly accessible spaces. |
| ☐ | 3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character. |
| ☐ | 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features. |
| ☐ | 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features. |
| ☐ | 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings. |
| ☐ | 7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): per PTR Form dated 3/13/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Gretchen A. Hilyard Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Signature: Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=gret, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2015.03.16 09:19:27 -0700
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?

If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion	3/9/2015
---------------------------------	-------------------------	----------

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	1283 Greenwich Street	
Block/Lot:	Cross Streets:	
0095/024	Larkin Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014-000145ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	10/17/2014
-----------------------------	------------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation for 1283 Greenwich Street prepared by Page & Turnbull, dated February 18, 2015.	
Proposed project: Unit merger of two-family into single family home. Interior remodel of existing 3-story residence and seismic upgrade. Expand existing garage and basement level principal facade to be redesigned and replaced.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by Page & Turnbull (dated February 18, 2015) and information found in the Planning Department files, the subject property at 1283 Greenwich Street contains a 2-story-over partially exposed basement; wood frame, two-unit residential building constructed in 1908. The building was designed with some characteristics of the First Bay Tradition architectural style by contractor E. T. Hoffman. Known exterior alterations to the property include: construction of a third story addition (unknown date, ca. 1938-1987), window replacement and addition of balcony (1959), aluminum window replacement (unknown date), enclosure of 3rd story deck (1987), creation of 3rd story sunroom (1988), and dry rot repair (1997).

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is vernacular in character with some characteristics of the First Bay Tradition. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Russian Hill neighborhood on a lot fronting a public stairway and landscaped area that is closed to vehicular traffic. The subject block exhibits a great variety of architectural styles, construction dates, and ranges from single-family occupancy to high-rise apartment complexes. The subject block faces a public green space and reservoir. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Ma De</i>	3-13-2015

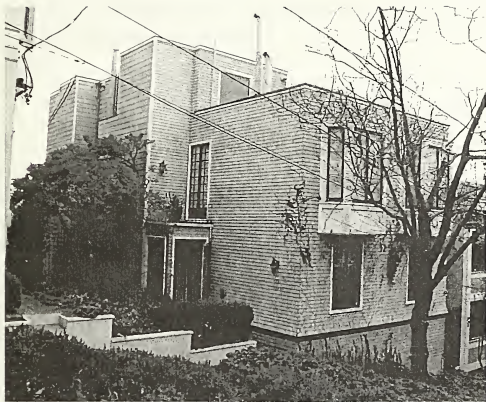


Figure 3: 1281-1283 Greenwich Street, facing southwest. Primary (north) facade is at right, east facade is at left.

Two entrances are located at the left (east) side of the first story, set back from the northernmost plane of the primary façade. The entrance doors, both paneled wood, are set within a wood-paneled alcove; one door faces north and the other east. The alcove is enclosed by scrolled iron gates (fixed at the east, paired facing north) and is accessed via a slate-paved path with two steps at the north lot line and three steps at the alcove. The left (east) side of the path includes a low concrete wall which delineates the east perimeter of the lot.





SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
44 Aztec Street		5521/015	
Case No.	Permit No.	Plans Dated	
2015-001073ENV		1/28/2015	
☐ Addition/ Alteration	☒ Demolition (requires HRER if over 45 years old)	☒ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demolition of an existing single family home and construction of a new single family home.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☐	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA CateX Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks). Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Mahe layer).
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Lana Russell-Hurd	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: February, 2015 (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.
☒	No further environmental review is required. The project is categorically exempt under CEQA.
Planner Name: Justin A Greving Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.03.16 10:05:10 -0700
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT **TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion	3/12/2015
---------------------------------	-------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	44 Aztec Street	
Block/Lot:	Cross Streets:	
5521/015	Shotwell Street and Coso Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
b	n/a	2015-001073ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration
		☒ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	1/28/2015
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Tim Kelley Consulting (dated February 2015)	
Proposed Project: Demolition of an existing single family home and construct a new single family home.	

PRESERVATION TEAM REVIEW:	
Historic Resource Present	
☐ Yes	☒ No *
☐ N/A	
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 -Persons: ☐ Yes ☒ No	Criterion 2 -Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: n/a
☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation (HRE) prepared by Tim Kelley Consulting (dated February 2015), and information found in the Planning Department files, the subject property at 44 Aztec Street contains a wood-frame single-story over garage single-family residence constructed ca 1907 (source: water tap record). The subject property is constructed in the vernacular architectural style and features a rectangular front gable cottage set back from the street behind a garage on a steeply upward sloping lot. While the original owner and occupant was Thomas A Jones, a fireman, a blacksmith by the name of Harry Jackson also lived on the property within a year of its construction. Known exterior alterations to the property include construction of a rear fireplace and installation of 3 aluminum windows (1958), installation of a new garage (1995), reconstruction or a rear staircase (2002), and rear fence reconstruction (2004). Visual inspection reveals that some elevations have been reclad in T1-11 siding.

No known historic events occurred at the subject property (Criterion 1). 44 Aztec Street was constructed at a time when Bernal Heights experienced a building boom in the wake of the 1906 Earthquake and Fire, however there is no indication this property had a significant contribution to this pattern of development. None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. Although Bernal Heights was a popular destination for earthquake shacks as they were moved off of City lands, the dimensions of 44 Aztec Street do not match those of an earthquake shack of any type, A, B, or C.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Bernal Heights neighborhood on a block that terminates in a staircase down to Shotwell Street due to its steep slope. The block was largely developed in two phases; many of the homes were constructed immediately after the 1906 Earthquake and Fire, while the rest of the block was built in the post-World War II period. Due to an inconsistent pattern of development and alterations to most of the buildings on the block, altogether it does not represent a singular pattern of construction, building type, or architectural style.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	3-13-2015

HISTORICAL RESOURCE EVALUATION PART 1

44 AZTEC STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM



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SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
127 23rd Ave.		1383/004	
Case No.	Permit No.	Plans Dated	
2015-000164ENV	201412194194/201412194190	12/11/14	
☐ Addition/ Alteration	☒ Demolition (requires HRER if over 45 years old)	☒ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. CONSTRUCT (N) 3-STORY SINGLE FAMILY RESIDENCE. & DEMOLISH 1-STORY OVER GARAGE SINGLE FAMILY RESIDENCE.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20% : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: July 29, 2014 (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Justin A Greving Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Signature: Justin Greving Digitally signed by Justin Greving DN: cn=greving, o=stg.gov, email=Justin.Greving@stg.gov, email=Justin.Greving@stg.gov Date: 2015.03.16 10:52:27 -0700
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date:		Date of Form Completion	3/12/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	127 23rd Avenue	
Block/Lot:	Cross Streets:	
1383/004	Lake and California streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
b	n/a	2015-000164ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration
		☒ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	12/11/2014
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Left Coast Architectural History (Dated July 23, 2014)	
Proposed Project: Construct (n) 3-story single family residence. & demolish 1-story over garage single family residence.	

PRESERVATION TEAM REVIEW:	
Historic Resource Present	
☐ Yes	☒ No *
☐ N/A	
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: n/a
☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation (HRE) prepared by Left Coast Architectural History (dated July 28, 2014) and information found in the Planning Department files, the subject property at 127 23rd Avenue contains a single-story over garage wood-frame single-family residence constructed in 1909 (source: building permit). The subject property was constructed by builder William Van Herick for Elizabeth Manion, the original owner. Manion did not live in the house and in 1918 sold it to Catherine Richards. The first known occupants were John Hemme, a blacksmith, and his wife Ursula. Although the building was likely designed in the First Bay Tradition architectural style, alterations have obscured this original design intent. Known exterior alterations to the property include shingle replacement (1947), construction of a rear room (1950), stairway repair and replacement (1960), replacement of original windows with aluminum windows on primary and secondary elevations (1983, 1985, 1986), and reroofing (1991). Visual inspection reveals that stucco was applied to the primary elevation at an unknown date.

No known historic events occurred at the subject property (Criterion 1). 127 23rd Avenue was one of two identical homes built by Van Herick on the block and does not represent a substantial or significant development in the Richmond District. Van Herick has also not been identified as a significant local builder in San Francisco and has only been credited with a few other buildings in the City. None of the owners or occupants have been identified as important to history (Criterion 2). The building was constructed in a common architectural style in the Bay Area but due to alterations no longer communicates this style. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Outer Richmond neighborhood. While there are select groupings of houses that represent the Richmond's construction boom during the early twentieth century, later alterations and subsequent infill of the subject block with apartment buildings in the 1960s have compromised its integrity as a whole.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	3-13-2015



127 23rd Avenue





SAN FRANCISCO PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
33 Day Street		6636/023	
Case No.	Permit No.	Plans Dated	
2015.000910ENV	201409307642	11/20/14	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Alterations to the facade, interior alterations, and a three-story horizontal addition including a roof deck.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Lana Russell-Hurd	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR Form dated 3/13/2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Justin A Greving Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Justin Greving Digitally signed by Justin Greving DN: cn=greving, dc=sfplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.03.16 09:09:17 -0700
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	3/9/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	33 Day Street	
Block/Lot:	Cross Streets:	
6636/023	Dolores Street and San Jose Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
b	n/a	2015-000910ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	11/20/2014
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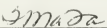
PROJECT ISSUES:
☒ Is the subject Property an eligible historic resource?
☐ If so, are the proposed changes a significant impact?
Additional Notes:
Submitted: Supplemental Information for Historic Resource Determination prepared by William Pashelinsky (dated 3/6/2015)
Proposed Project: Alterations to the facade, interior alterations, and a three-story horizontal addition including a roof deck.

PRESERVATION TEAM REVIEW:	
Historic Resource Present	
☐ Yes	☒ No * ☐ N/A
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: n/a
☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
According to the Supplemental Information for Historic Resource Determination prepared by William Pashelinsky (dated 3/6/2015) and information found in the Planning Department files, the subject property at 33 Day Street contains a two-story over garage wood-frame single-family residence constructed in 1893 (source: water tap records). The original owner was A. Agostino, who rented out the subject property to various tenants including John Becht (a shipping clerk), and James McGlynn (a coremaker), before selling the property to Manuel Peter Rosa in 1906. Known exterior alterations to the property include a substantial remodel that included installation of a garage on the garage floor, expansion of the building envelope to the property line at the street facing elevation and construction of a new stuccoed facade (1937). No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). Although constructed at the same time and likely in the same style as the two flanking Italianate cottages, the subject property no longer resembles them in form, massing, materials, or workmanship as a result of the 1937 alteration. While it is possible that an alteration can take on significance, the 1937 alteration is not of architectural merit and is instead a flat stuccoed façade with minimal detailing. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. The subject property is not located within the boundaries of any identified historic district. The subject property is located between Noe Valley and Bernal Heights, just west of San Jose Avenue, at the southern tip of what was historically known as Horner's Addition. A dairy was located on the subject block in 1886, but by 1900 it had been redeveloped as a residential block. Due to substantial alterations to most of the original late nineteenth century buildings and subsequent development of larger apartment buildings on the subject block, it does not contain a significant concentration of historically or aesthetically unified buildings. Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	3-13-2015

Photographs of Subject Property



Primary façade, 33 Day Street.





SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
RPD Hellman Hollow Water Fountain		1700/001	
Case No.	Permit No.	Plans Dated	
2015-002831ENV		3/3/15	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Replace one (1) water fountain in Hellman Hollow at Golden Gate Park. Replacement model: Bottle Filler Model #10145 in green.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☐	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☒	Class 2-replacement of facilities.

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☒	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): Replacement of one (1) non-historic water fountain.
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☐	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): _____	
Preservation Planner Signature: _____	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Gretchen A. Hilyard Project Approval Action: Building Permit It Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Signature: Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=hilyp1anning, ou=CityPlanning, ou=Current Planning, cn=G Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2015.03.16 16:35:18 -0700
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 10 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

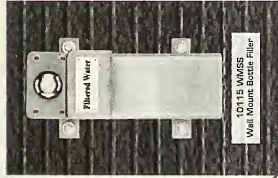
DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



Bottle Fillers

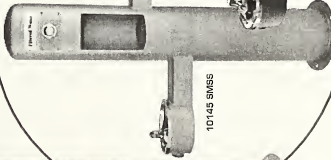
All outside activities are complimented by a refreshing drink of water. Add the Convenience of Filtered Water and boost the hydration by exercise enthusiasts, outdoor lovers and our four legged friends.



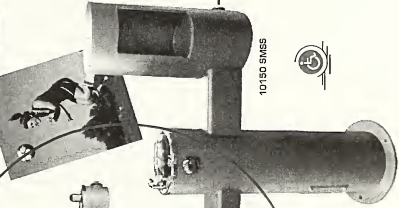
10115 WMSS
Wall Mount Bottle Filler



10123 SMSS



10145 SMSS



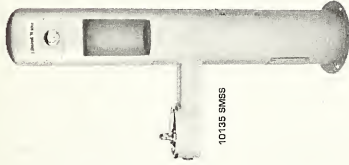
10150 SMSS



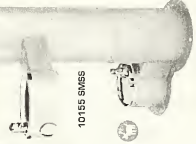
Most Dependable Fountains, Inc.TM
800-552-6331
www.mostdependable.com

Bottle Fillers WITH DRINKING FOUNTAIN AND PET DRINKING FOUNTAINS

SFRPD Helman Hollow Water Fountain Replacement
- CEQA exemption request
Attachment 3



10135 SMSS



10155 SMSS

WATER STATIONS
WITH MULTIPLE PRODUCTS
NEEDING ONLY ONE SUPPLY LINE.

STANDARD COLORS

GREEN	BLUE	BLACK	RED
BROWN	WHITE	125 JUB	ORANGE

TEXTURED COLORS

EMERALD	SAPPHIRE	TEXTBLACK	BURGUNDY
PYRITE	LANDSTONE	GOLD VEIN	COPPER





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APR 16 2015
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SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
4020 26th St.		6553/005A	
Case No.	Permit No.	Plans Dated	
2014.1605E		9/30/2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. One-story addition to existing three-story single-family residence. Front facade window replacement, deck addition, and alterations.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): PTR DATED 03/13/15
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: <u>M. Boudreau</u>	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: <u>M Boudreau</u>		Signature: <u>M Boudreau</u> <u>03/16/15</u>
Project Approval Action: Select One <u>PERMIT</u> *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion	3/13/2015
---------------------------------	-------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Marcelle Boudreaux	4020 26th Street	
Block/Lot:	Cross Streets:	
6553/005A	Sanchez/Noe	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		201410229606 / 2014.1605E

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	09/30/14
-----------------------------	----------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
HORIZONTAL ADDITION AT THE REAR OF (E) THREE STORY SINGLE FAMILY RES'D & INTERIOR ALTERION TO THE(E) BLDG. THE PROPOSED HORIZONTAL ADDITION INCLUDES A FAMILY ROOM, OFFICE, BATH, & LAUNDRY ROOM. WINDOW REPLACEMENT, A NEW DECK & COSMETIC ALTRATIONS ARE PROPOSED AT THE FRONT FACADE.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

The building at 4020 26th Street is a rectangular plan, two-story over garage single-family dwelling. The ground floor, clad in brick veneer, features an arched, recessed garage door opening and, on the left side, an arched opening extending one and one half stories with a recessed terrazzo staircase. The second and third stories each feature a canted bay, centered above the garage, that extends to the cornice. The facade terminates in a plain cornice, and the roof is flat.

According to records on file at DBI, an original building permit was issued in 1927 to a W.E. Patrice, listed as builder. No architect was listed. The first owner and occupant was W. Edward Patrice, plumber, and wife until 1930. From 1931 - 1967, George W. Kerner and wife, Edith Bellam Kerner, owned and occupied the subject property. During part of that time, Henry and Winifred Bellam were also occupants of 4020 26th Street. G. Kerner's occupational history is in real estate, beginning as a salesman, founding Marin Realty Co. which became Kerner-Bellam Realty Co., and president of the Burlingame Shore Land Company. Winifred Bellam, a notary public, was also involved in real estate, including employment with the Burlingame Shore Land Co. and further real estate involvement with Geo. Kerner. According to archival research, Kerner and Bellam's real estate dealings were held out of separate offices on Market Street. Burlingame Shore Land Co. appears to have been involved in one subdivision land transaction c.1920s in Burlingame.

There are no permits on file to indicate alterations to the front facade. A photograph included in the report, dated circa 1945-1950 from the Assessor's Building Card, indicates that the building has lost some architectural details. Medallions have been removed. Some cornice details may have been removed. Original divided light windows have been replaced. The properties surrounding 1885 - 2003 reflect a diversity in architectural style. Single- and two-family dwellings and small apartment buildings surround the subject property. Little uniformity exists, nor has a district been identified.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2) for listing in the California Register of Historic Resources, respectively. Therefore, 4020 26th Street is not eligible for listing in the California Register either individually or as part of a district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Uma Da</i>	3-13-2015

Historic Resource Evaluation

4020 26th Street



Prepared by:

Richard Brandi
125 Dorchester Way
San Francisco, CA 94127
March 13, 2015





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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3660 Jackson Street		0969/007	
Case No.	Permit No.	Plans Dated	
2014.1517E		8/14/14	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Alteration to existing building including removal of 2-story brick/wood sun room/potting shed and wood deck, new 2-story horizontal addition plus roof deck in the northeast corner of the building, kitchen expansion at the 2nd floor over existing brick path on east side of building, new roof deck over existing garage. Window and door replacement.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Joy Navarrete	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☒	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☒	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☒	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments): <i>Per Historic Resource Evaluation dated 3/13/2015.</i>
☐	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): 	
Preservation Planner Signature: <i>A. Kirby</i>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: <i>A. Kirby</i>	Signature: <i>[Signature]</i> <i>3/16/2015</i>
	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Date March 12, 2015
Case No.: 2014.1517E
Project Address: 3660 Jackson
Zoning: RH-1 (Residential, House, One-Family)
40-X Height and Bulk District
Block/Lot: 0969/007
Date of Review: December 19, 2014 (Part I)
March 12, 2015 (Part II)
Staff Contact: Alexandra Kirby (Preservation Planner)
(415) 575-9133
alexandra.kirby@sfgov.org
Jeanie Poling (Environmental Planner)
(415) 575-9072
jeanie.poling@sfgov.org

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

3660 Jackson Street is located on the north side of Jackson Street at the north portion of the Presidio Heights neighborhood on a through lot that fronts Pacific Avenue and the Presidio to the rear (north). It is located in an RH-1 (Residential- Housing, One Family) Zoning District. The surrounding neighborhood consists of large single-family homes constructed between 1907 and the 1930s, although there are a number of modern-era residences in the immediate vicinity.

3660 Jackson Street was constructed in 1907 by the firm of Bliss & Faville in the Classical Revival style for attorney Alfred Sutro and his wife, Rose. The building was the second to be constructed on the subject block. It is a three-story-over-basement brick structure with broad cruciform footprint and a hipped roof. The two window bays at the base of the building's front (south) facade are arched with a brick keystone detail, while the above windows, divided into three bays, are rectangular; the orientation of the windows highlights the verticality of the facade. Iron Juliette balconies extend from the windows at the second floor. The primary entrance is set at the west of the front facade, featuring a recessed entrance within an arched cast stone surround. The entry is accessed via a set of stairs and decorative iron gate. To the rear of the building, at the northeast corner, a single-story garden shed was constructed in the 1970s. The property also features a carefully landscaped garden with trimmed hedges surrounding the front of the property and a formal garden at the rear, facing the Presidio.

The character-defining features of the subject property include:

- Symmetrical rectangular massing with shallow side wings;
- Brick construction;
- Hipped roof;
- Projecting cornice with detailed brackets;
- Windows – double-hung wood sash and arched openings at the first floor with multi-light casement windows. Windows at the upper stories are braced by decorative metal grilles.
- Iron Juliette balconies throughout the second story;
- Formal garden at the rear.

The character-defining features of the eligible historic district include:

- Strong expression of Revival or First Bay Tradition styles;
- High artistic value, craftsmanship, design, and materials.

The subject property at 3660 Jackson Street is not listed on any other local, state or national registries. The property was found to be individually eligible for listing in the California Register of Historic Places under Criterion 3 (Architecture) for the purposes of CEQA according to the Supplemental Information Form submitted by the project sponsor and staff research, per the Historic Resource Evaluation Response, Part I, completed on December 19, 2014 (Case No. 2014.1517E).

Proposed Project:

☐ Demolition

☒ Alteration

Per Drawings Dated: 10/23/2014

Project Description:

The proposed project at 3660 Jackson Street is to demolish a one-story potting shed with a deck above, constructed in 1979 by Moore Lyndon Turnbull Whitaker, and a second-story sun room, constructed in 1938 by William Wurster, to accommodate a two-story horizontal addition at the rear (northeast) of the subject building. The proposed addition would feature a roof deck above the second story with a metal guardrail; a new roof deck over the existing garage to the west of the subject building; replacement of the garage door; a decorative security gate at the main entrance; and replacement of 25 windows, including enlargement of two openings at ground floor of the north and west façades and reduction of two openings at the second floor on the east and west façades.

Project Evaluation:

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the project is consistent with all aspects of the *Secretary of the Interior Standards for Rehabilitation (Standards)* and that it will not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired. The following is an analysis of the proposed project per the applicable Standards.

Standard 1.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project proposes no change of use from the existing single-family residence. The building's spatial relationship to the neighborhood will not be altered.

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Most aspects of the historic character of the building will be retained and preserved. The primary façade will not be altered and no distinctive spaces that characterize the property will be removed. Furthermore, the proposed alterations would not affect the eligible historic district.

However, the addition will involve the removal of approximately 500 square feet of original brick work on the secondary east, west, and south facades, including the replacement of 25 windows. These impacts will be minimized by salvaging as much original brick for in-fill as possible at the altered portions of the walls. All windows will be replaced in kind, save for one second-story window which will be replaced with a wood-frame French door in the same opening on the west facade, replacing a casement window with a double hung window at the east façade, and inserting a French door at the location of an existing double hung window for access to the proposed roof deck.

The proposed addition will alter the building's characteristic symmetrical massing and will increase its scale. The proposed addition will replace an existing 350 square foot, two story addition with a two-story addition approximately 670 square feet in area. The proposed addition will be set back approximately 29' from the front (south) property line and 22' from the front façade. The bulk of the proposed addition will be set back an additional 18', making it minimally visible from Jackson Street, as well as from the rear view at Pacific Avenue. The design of the proposed addition is compatible yet differentiated in materials and will feature extensive glazing to lighten the bulk of the new massing.

Standard 3.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The design of the proposed addition will clearly identify it as a new building element and will preserve the sense of historical development for the building. The addition will also be set back from the street-facing facade to distinguish the new structure from the historic building form and will be designed in a manner which does not detract from the character of the building or streetscape when viewed from afar. The proposed design employs traditional elements found in the district such as wood panels, painted finishes, and framed openings while maintaining a contemporary appearance that will not compete with the subject or adjacent building forms. The fenestration of the addition will lighten the overall appearance of the proposed addition while differentiating it from the historic property. All proposed new railings will be of painted metal to match the existing railings, while the design of the railings will be simplified to differentiate them from the historic railings.

Standard 4.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The potting shed and sun room were both built by prominent architects during active periods of their careers. However, the structures are secondary elements to the subject building and are utilitarian in design. Neither structure appears to be of historic significance in light of the scope of William Wurster and Moore Lyndon Turnbull Whitaker's careers or in the history of the property.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project would not impair the distinctive materials, features, finishes, or construction techniques or examples of craftsmanship that characterize the property. The removal of the brick siding at the east facade will be negligible as it is located on a secondary facade and more prominent features of the building with the siding will remain intact. Furthermore, the project proposes to salvage as much historic brick as possible and to use a different tone of brick where reuse is not feasible. The replacement of windows will be done in kind and a majority of original windows will be preserved.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The new addition will relate to the historic building through the use of wood panels with a painted finish, a minimal cornice, and wood frame windows. The scale and set back location of the addition

will allow the form of the historic building to continue to be read. The volume of the proposed addition will not overwhelm the scale of the existing building or interrupt the rhythm of heights and volumes within the streetscape.

The proposed addition will be clearly differentiated from the historic structure in its use of glass and wood to read clearly as a separate structure. All railings will match the historic railings in scale, color, and material, but will be minimized in design to be clearly differentiated. The proposed security gate will not replicate the existing metal railing detail to differentiate from the historic metalwork.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

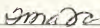
Were the proposed addition to be removed, the eastern façade of the subject building would be minimally impaired, as the existing addition has already removed much of the historic fabric at the proposed location. The south (primary) facade would remain in its existing condition. Therefore the removal of the proposed rear addition would not impair the integrity of the historic property. The proposed security gate at the primary entrance will be localized and installed to ensure that later removal would not affect the resource. Therefore, the proposed project is largely reversible in nature in the unlikely event that removal should occur.

Summary

The Department finds that the project on balance is consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*. The proposed addition would minimally alter the spatial relationship of the individual resource; however, the proposal will incorporate compatible materials and finishes, maintain subordinate massing, and be compatible with the historic resource and Presidio Heights eligible historic district. The proposed project meets the Secretary of Interior's Standards and the impact of the project to the character of the area will be negligible.

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PRESERVATION COORDINATOR REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 3-18-2015





SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date December 19, 2014
Case No.: 2014.1517E
Project Address: 3660 Jackson Street
Zoning: RH-1 (Residential – One Family)
40-X
Block/Lot: 0969/007
Staff Contact: Alexandra Kirby, Preservation Planner
(415) 575-9133 | alexandra.kirby@sfgov.org
Date of Review: December 4, 2014

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The parcel is located on the north side of Jackson Street at the north portion of the Presidio Heights neighborhood on a through lot that fronts Pacific Avenue and the Presidio to the rear (north). It is located in an RH-1 (Residential- Housing, One Family) Zoning District. The surrounding neighborhood consists of large single-family homes constructed between 1907 and the 1930s, although there are a number of modern-era residences in the immediate vicinity.

3660 Jackson was constructed in 1907 by the firm of Bliss & Faville in the Classical Revival style for attorney Alfred Sutro and his wife, Rose. The building was the second to be constructed on the subject block. It is a three-story-over-basement brick structure, now overgrown with creeping ivy at the primary façade, with broad cruciform footprint and a hipped roof. The two window bays at the base of the building's front (south) facade are arched with a brick keystone detail, while the above windows, divided into three bays, are rectangular; the orientation of the windows highlights the verticality of the façade. Iron Juliette balconies extend from the windows at the second floor. The primary entrance is set at the west of the front façade, featuring a recessed entrance within an arched cast stone surround. The entry is accessed via a set of stairs and decorative iron gate. To the rear of the building, at the northeast corner, a single-story garden shed was constructed in the 1970s. The property also features a carefully landscaped garden with trimmed hedges surrounding the front of the property and a formal garden at the rear, facing the Presidio.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries, although it was surveyed in the 1976 Department of City Planning Architectural Quality Survey with a rating of "2," meaning that it was noted as an architecturally significant structure. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Neighborhood Context and Description

3660 Jackson Street is located at the north edge of the residential Presidio Heights neighborhood.

The area consists primarily of large single-family residences with a few apartment buildings located primarily on the south side of the neighborhood along California, Sacramento and Clay Streets. The neighborhood contains many houses designed by prominent architects of the early 20th century, including Ernest Coxhead, Albert Farr, Julia Morgan, Bernard Maybeck, and Willis Polk. Of particular note are the 3200 and 3300 blocks of Pacific Avenue.

While there are no Article 10 Landmarks located within the immediately adjacent blocks, two properties are listed on the Here Today survey, two have been found to be individually eligible for listing on the National Register and thirty-six properties are listed on the 1976 Architectural survey. Generally, blocks in the Presidio Heights area contain a significant number of historic resources with a high concentration located near the Presidio. Portions of the Presidio Heights neighborhood likely qualify for listing on the California Register as a historic district due to the high concentration of architect-designed buildings and strong continuity in style and development period for the area. The immediate block of Jackson Street exemplifies this trend as a mixture of early 20th century buildings with strong stylistic and historic continuity.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☒ Yes ☐ No	Criterion 3 - Architecture: ☒ Yes ☐ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1907	Period of Significance: 1900 - 1917 ☒ Contributor ☐ Non-Contributor

Based on the information provided by the project sponsor and research conducted by the Planning Department, preservation staff finds that the subject building is eligible for individual listing and is a contributor to the eligible historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1 (Events).

3660 Jackson Street was constructed in 1907, immediately following the 1906 earthquake. As such, the subject property was one of the earliest structures constructed in the area. However, it was not the earliest property constructed nor was it constructed during a period of rapid development. Research has not revealed that any significant events occurred at 3660 Jackson Street. Therefore, the subject property does not appear eligible individually eligible for listing on the California Register under this criterion.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

3660 Jackson Street was commissioned by Alfred Sutro, a prominent local attorney who worked at the firm of Pillsbury, Madison and Sutro from 1894 until his death in 1945. Alfred Sutro was the nephew of former San Francisco mayor, Adolph Sutro, and married Rose Newmark, a young socialite from Los Angeles. Sutro graduated from Hastings College of Law at San Francisco in 1894, following his studies at Harvard. Sutro acted as general Counsel of the Pacific Telephone and Telegraph Company and the Pacific Lighting Company.

Despite his local prominence, Alfred Sutro does not appear to rise to a level of individual local or regional historic significance. Therefore 3660 Jackson does not appear to be eligible for individual listing on the California Register under criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

3660 Jackson Street appears eligible for listing in the California Register under Criterion 3 (Architecture). Designed by the prominent Bay Area firm of Bliss & Faville, it stands as a strong residential example of the firm during a prolific time in their career.

Walter Danforth Bliss and William Baker Faville met while studying at the Massachusetts Institute of Technology and worked at the firm of McKim, Mead & White from 1895 to 1898. Both hailing from the west, the two moved to San Francisco in 1898 to establish their own partnership. Due to connections of Bliss' father the two established a list of prominent clientele, constructing a number of residential projects in the Pacific Heights neighborhood before the turn of the century. Bliss & Faville were commissioned to construct the Saint Francis Hotel on Union Square by Charles F. Crocker in 1904, the Bank of California at 400 California in 1908 (City Landmark No. 3), The Flood Mansion in 1912, and the Masonic Temple at 25 Van Ness Avenue in 1913 (now the Young Performers Theater), among many others, including five properties recognized on the National Register and three properties individually listed as Article 10 landmarks within San Francisco.

The Subject property was constructed in the Classical Revival style of rough red brick with an elaborate cornice; the primary façade is cloaked in creeping ivy. The building is set at the center of an 85-foot-wide lot, set back roughly 15 feet from the sidewalk, providing ample setbacks at either side. Symmetrical

shallow wings project from the east and west, clearly visible from the street. Bliss and Faville additionally constructed a garage set off to the west side of the building, primarily below grade, and added Juliette balconies at the east and west facades between 1915 and 1928. Overall, the building has a very high degree of integrity, with the only notable additions being a rear addition constructed in 1938 by William Wurster, and a rear deck constructed in 1979 by MLTW.

3660 Jackson Street is the work of master architects and appears to be individually eligible for listing under Criterion 3 (Architecture).

Furthermore, the immediate area appears to be eligible for listing as an historic district. Generally, blocks in the surrounding area contain a significant number of historic resources with a high concentration located near the Presidio. While this area has not been formally surveyed, portions of the Presidio Heights neighborhood likely qualify for listing on the California Register as an eligible historic district due to the high concentration of high-style, architect-designed buildings with good integrity and strong continuity in style, type, and massing built primarily during the early 20th century. District boundaries are roughly the east side of Arguello Blvd to the west, the north side of Jackson Street to the north, the west side of Presidio Avenue to the east, and the south side of Clay Street to the south. The district's period of significance is approximately late 1890s to the 1920s. The subject property was constructed during this period of significance and would contribute to the historic district.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history. Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that

enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the subject property include:

- Symmetrical rectangular massing with shallow side wings;
- Brick construction;
- Hipped roof;
- Projecting cornice with detailed brackets;
- Windows – double-hung wood sash and arched openings at the first floor with multi-light casement windows.
- Iron Juliette balconies throughout the second story;
- Formal garden at the rear.

The character-defining features of the historic district include:

- Strong expression of Revival or First Bay Tradition styles;
- High artistic value, craftsmanship, design, and materials.

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☒ Individually-eligible Resource
 - ☒ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam

Tina Tam, Senior Preservation Planner

Date: 12-19-14



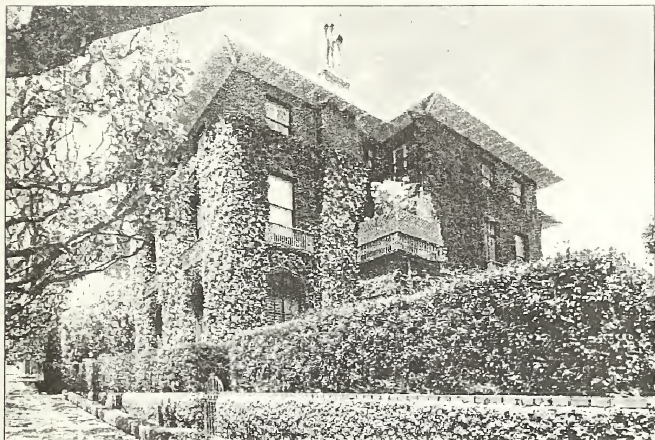


PHOTO 1

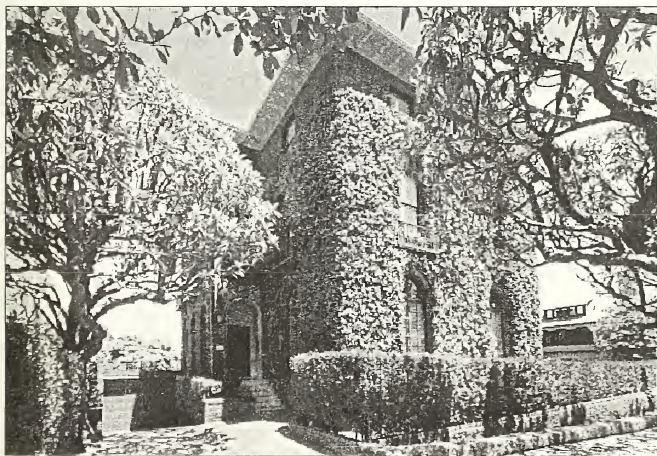


PHOTO 2





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2014.1254E
Project Title: 79 Midcrest Way
Zoning: RH-1 (Residential - House, One Family) Zoning District
40-X Height and Bulk District
Block/Lot: 2822A/036
Lot Size: 3,811 square feet
Project Sponsor: Milla Lvovich
(650) 291-7869
Staff Contact: Christopher Espiritu - (415) 575-9022
Christopher.Espiritu@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
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Planning
Information:
415.558.6377

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PROJECT DESCRIPTION:

The proposed project would include the interior remodel of and the addition of a new third floor to an existing two-story residence. The proposed third-floor addition would include two bedrooms, two bathrooms, and an outdoor deck. The existing structure would maintain the approximately 368-square-foot (sq ft) garage and no new parking spaces are proposed. The proposed addition to the existing single-family residence would add approximately 1,057 sq ft of new habitable space and the finished building would be approximately 2,364 gross square feet (gsf), two-stories over an at-grade garage, and approximately 34 feet in height. The project site is located on the block bounded by Cityview Way to the north, Panorama Drive to the south, Midcrest Way to the east, and Twin Peaks Boulevard to the west within the Twin Peaks neighborhood.

EXEMPT STATUS:

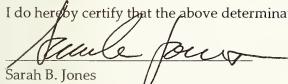
Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301).

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.


Sarah B. Jones

Environmental Review Officer

March 17, 2015
Date

cc: Milla Lvovich, Project Sponsor Justin Greving, Preservation Planner
Marcelle Boudreaux, Current Planner Historic Preservation Distribution List

Supervisor Yee, District 7 (via Clerk of the Board)
Verna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The proposed development of a new third-floor would increase the height of the structure by ten (10) feet for a height of 34 feet tall. The proposed project site has a slope of approximately 20% downward (to the northeast), towards the front of the property. The proposed project would involve excavation up to an approximate depth of approximately two (2) feet below ground surface (bgs) for foundation improvements related to the third floor addition and would require approximately 36 cubic yards of soil excavation. Other project details include the infill of an existing outdoor area below the residence to create an interior connection from the street and garage to the ground floor. Also, proposed modifications to the existing roof to accommodate the proposed third floor and deck, installation of new interior stairs, and modifications to existing windows. The proposed project would not include additional vehicle parking spaces and no changes to the existing curb cut would be proposed.

Project Approvals

The proposed project would require the following approval(s):

- Site Permit (Department of Building Inspection [DBI]) – The proposed project would require the approval of a Site Permit by DBI.

Approval Action: The proposed project would be subject to Section 311 of the Planning Code. If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a building permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

Historic Architectural Resources. The Planning Department's Historic Preservation staff evaluated the property to determine whether the existing structure on the project site is a historical resource as defined by CEQA.¹ According to a Supplemental Information for Historic Determination² prepared for the project and available Planning Department records, the property at 79 Midcrest Way is a single-family residence constructed in 1962. The existing building is a single-story-over-garage, wood-framed building, with stucco and wood siding clad, and was constructed in the Contractor Modern architectural style with elements of modern design. The building on-site was constructed in 1962 as part of later infill development within the Midtown Terrace subdivision. The residence is located on a steeply-sloped lot with a concrete retaining wall at the rear of the property. The immediate vicinity of the property along Midcrest Way consists of a similar range of residential building styles and types (Contractor Modern or

¹ Justin Greving – Preservation Planner, *Preservation Team Review Form, 79 Midcrest Way*, February 5, 2015. This report is available for review as part of Case No. 2014.1254E.

² Page & Turnbull, *Supplemental Information Form – 79 Midcrest Way, San Francisco, California*, April 2014. This report is available for review as part of Case No. 2014.1254E.

Minimal Tradition styles). Additionally, the property is not located within the boundaries of any listed historic districts and no previously identified historical district was found in this area.

The California Register criteria for eligible individual resources and historic districts provide specific measures on evaluating individual properties for inclusion into the California Register. Criterion 1 (Events) determines whether a property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. Criterion 2 (Persons) examines whether a property is associated with the lives of persons important to the local, regional or national past. Criterion 3 (Architecture) analyzes whether a property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. Criterion 4 (Information Potential) determines whether a property yields, or may be likely to yield, information important in prehistory or history. The property at 79 Midcrest Way was evaluated for inclusion into the California Register and is further discussed below.

According to the Supplemental Determination, the existing building is not known to be associated with any significant event in the history of San Francisco or the State of California. The property at 79 Midcrest Way is located within the developer-built Midtown Terrace development constructed on the southern and western slope of Twin Peaks between 1953 and 1959. The development consisted exclusively of detached, single-family residences. The Supplemental Determination noted that while development of the neighborhood occurred around 1952, the property at 79 Midcrest Way was part of approximately seven (7) identical residences that were constructed between 1961 and 1962. Therefore, the subject property is not significant under Criterion 1 (Events). Based on the Supplemental Determination prepared for the property, no significant persons are associated with the property and it is not significant under Criterion 2 (Persons). The subject property is constructed in a common architectural style from the period and contains minimal architectural detailing. While the earliest of these buildings constructed in this style may be significant, the property at 79 Midcrest Way does not exemplify this style and does not embody distinctive characteristics of a type, period, region or method of construction. Also, as described in the Supplemental Determination, the building is not considered the work of a master architect or builder. Therefore, the property is not significant under Criterion 3 (Architecture). Finally, based upon a review of information in the Departments records, the subject property is not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria also typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type and would therefore not be eligible for listing in the California Register under Criteria 4.

Based on the above, the Planning Department has determined that the proposed project would cause no adverse impacts to known or potential historic architectural resources.

Geotechnical. According to Planning Department records, the project site is not located within a Landslide Hazard Zone or Liquefaction Hazard Zone; however, the property is located on a site with a slope of approximately 20 percent. A Geotechnical Investigation was conducted for the property and is summarized below.³

The Geotechnical Investigation notes that the project site slopes downward at moderately steep gradients from north to south (towards the front of the property) the northeast at an average inclination of about 1-¼:1 (horizontal:vertical). Based on the soil sampling (borings) conducted, the project site is underlain by approximately one to two feet of soil that was characterized as red-brown silty gravel with sand and loose dry fill material, beyond two feet, soil samples consisted of similar dense materials including hard to moderately hard greenstone bedrock to the maximum depth explored of approximately three (3) feet below ground surface. Groundwater was not encountered in the soil samples.

Further, the Geotechnical Investigation provides specific recommendations and requirements concerning foundations, retaining walls, and concrete slabs. These concerns are addressed below.

Foundations. The Geotechnical Investigation recommended that the improvements to the structure be supported on spread footings or drilled piers. New and underpinning drilled piers should be a minimum of 16-inches in diameter and that the piers extend at least six (6) feet into the underlying bedrock. As an alternative to drilled piers, the Geotechnical Investigation also noted that the structure may be supported on a relatively rigid mat slab foundation. Should mat slab foundations be used, it is recommended that the mat slab have a minimum thickness of five (5) inches and should be reinforced to control cracking.

Retaining Walls. Retaining walls should be constructed with adequate drainage (backdrained) and should be constructed upon foundations identified as appropriate for the proposed project (drilled piers, mat foundation, or other). Recommended design for retaining walls should be able to resist short-term seismic loading and designed to resist additional earth pressures generated by the proposed foundations, adjoining natural soils, and any anticipated surcharge loads.

Slough Catchment. In order to reduce the risk of debris deposition behind the residence, a slough catchment barrier may be provided at or near the base of the slope. The barrier should be at least three (3) feet high, and should consist of either structural wall or fencing designed for an equivalent fluid impact pressure of 90 pounds per cubic foot.

The Geotechnical Investigation provided other specific technical recommendations and requirements concerning earthwork, site preparation and grading, site drainage, and other considerations for excavation and construction. The report ultimately concluded that the project site is suitable to support the proposed project, provided that its recommendations are incorporated into the design and construction of the proposed project. The project sponsor has agreed to implement these recommendations, subject to Building Code requirements, and implementation would not result in foreseeable significant impacts.

³ Herzog Geotechnical, Consulting Engineers – *Geotechnical Investigation*, 79 Midcrest Way, San Francisco, California, June 2014. This report is available for review as part of Case No. 2014.1254E.

The San Francisco Building Code ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the DBI permit review process. Prior to issuing a building permit for the proposed project, the DBI would review the geotechnical report to ensure that the security and stability of adjoining properties and the subject property is maintained during and following project construction. Therefore, potential damage to structures from geologic hazards on the project site would be addressed through compliance with the San Francisco Building Code.

EXEMPT STATUS:

CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption for minor alteration of existing private structures, involving negligible or no expansion of use beyond that existing at the time of determination. Additionally, Class 1 exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would include the addition of approximately 1,057 square feet for a new third-floor and the interior remodel of the existing two-story residence. Therefore, the proposed demolition meets the criteria for exemption from environmental review under Class 1.

CONCLUSION:

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	2/5/2015
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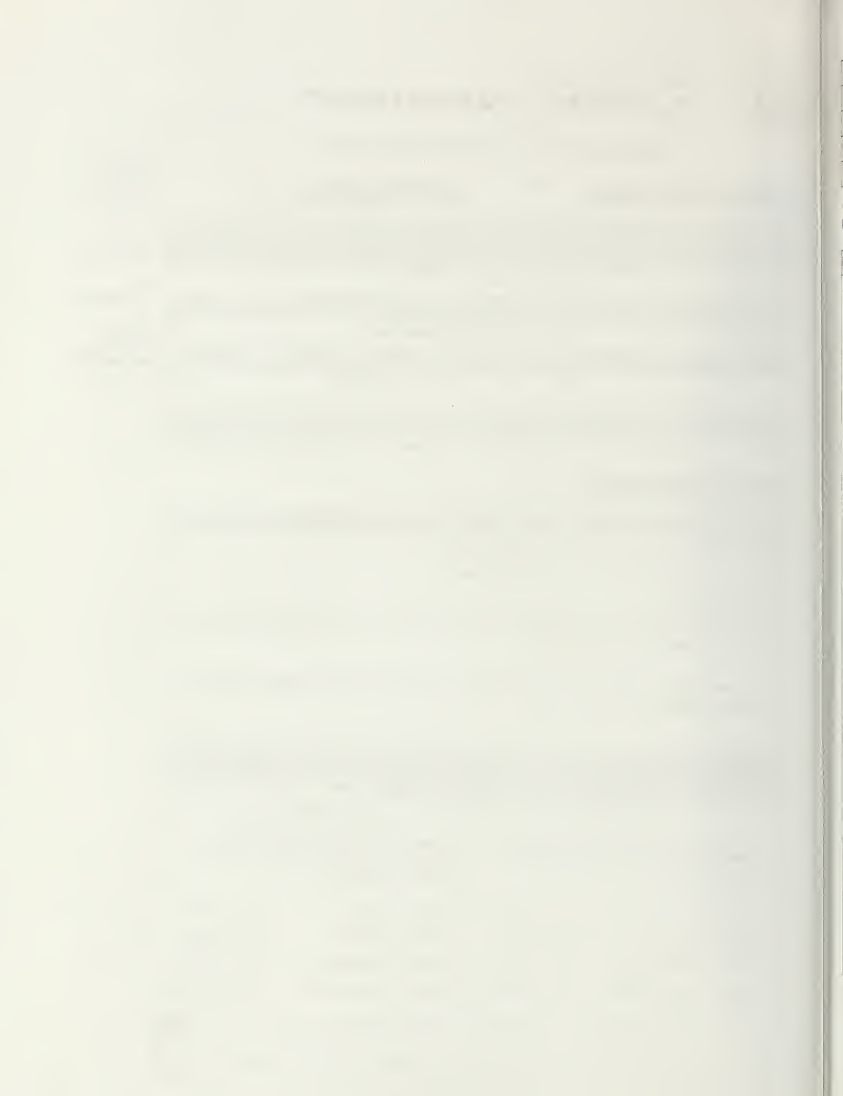
PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	79 Midcrest Way	
Block/Lot:	Cross Streets:	
2822A/036	Cityview Way and Panorama Drive	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.1254E

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	4/17/2014
------------------------------------	-----------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Page & Turnbull (dated April 8, 2014)	
Proposed Project: One-story vertical addition on existing two-story single-family home. Enclose existing ground floor space.	

PRESERVATION TEAM REVIEW:	
Historic Resource Present	
☐ Yes	☒ No * ☐ N/A
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 -Persons: ☐ Yes ☒ No	Criterion 2 -Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: n/a
☐ Contributor ☐ Non-Contributor	



Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Page & Turnbull (dated April 8, 2014) and information found in the Planning Department files, the subject property at 79 Midcrest Way contains a wood-frame single-story over garage single-family residence constructed in 1962 in the contractor modern architectural style by the Twin Peaks Construction and Development Company (source: building permit). Sara Ashworth, an office manager for Selbert & Biancalana Realty, purchased the residence soon after its construction and lived in the property until 1965 when it was sold to Robert M. Waite. The property changed hands and had a number of different occupants as it operated as a rental property from 1967-1993. Known exterior alterations to the property include construction of a rear retaining wall (2003). Upon visual inspection it appears that windows on the primary façade have been replaced with vinyl windows and the garage door has been replaced.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building is constructed in a common architectural style from the period and contains minimal architectural detailing. While the earliest of these buildings constructed in this style may be significant, this building does not exemplify the style. As such the subject property is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Twin Peaks neighborhood on a block that was developed at a later date than the surrounding neighborhood. Although Midcrest Way was one of the earliest streets to be improved as part of the post-World War II development known as Midtown Terraces, the western side of this block was not improved as part of the initial development. While Midtown Terraces may be significant as one of the earliest postwar developments to be constructed on the slopes of Twin Peaks, the western half of this block is not part of this history. Furthermore, the 8 houses constructed on west side of the subject block are of unremarkable architectural character and would not be considered architecturally distinct.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Sma Or</i>	<i>2/6/15</i>



Figure 3. Primary (east) façade of 79 Midcrest Way, looking west. Source: Page & Turnbull 2014



Figure 4. Open void at the south end of the primary façade, with support column and retaining wall at the rear, looking west.
(Source: Page & Turnbull, March 2014)



Figure 5. Recessed entryway at the primary façade, with door to the garage and stairs to the main entry at the upper level, looking west.
(Source: Page & Turnbull, March 2014)



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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
580 Ortega St.		2036B/013
Case No.	Permit No.	Plans Dated
2014-003124ENV	201412304701	12/9/2014
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Horizontal and vertical addition to front and rear of existing single-family residence.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jenny Delumo San Francisco Planning Department, 333 Market Street, 12th Floor, San Francisco, CA 94102-4400, Tel: 415-376-2300, Fax: 415-376-2301, Email: jenny.delumo@sfdph.org	
Sponsor submitted a geotech report with EE application.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 3/20/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Justin A Greving	Signature: Justin Greving
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



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SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	3/18/2015
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PROJECT INFORMATION:

Planner:	Address:	
Justin Greving	580 Ortega Street	
Block/Lot:	Cross Streets:	
2036B/013	Cascade Walk and Selma Way	
CEQA Category:	Art. 10/11:	BPA/Case No.:
b	n/a	2014-003124ENV

PURPOSE OF REVIEW:

PROJECT DESCRIPTION:

☒ CEQA ☐ Article 10/11 ☐ Preliminary/PIC ☐ Alteration ☒ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 12/9/2014

PROJECT ISSUES:

- ☒ Is the subject Property an eligible historic resource?
- ☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information for Historic Resource Determination prepared by Linda Beattie (dated 3/18/2015)

Proposed Project: Horizontal and vertical addition to a single-family residence.

PRESERVATION TEAM REVIEW:

Historic Resource Present

☐ Yes ☒ No * ☐ N/A

Individual

Historic District/Context

Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:

Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:

Criterion 1 - Event: ☐ Yes ☒ No

Criterion 1 - Event: ☐ Yes ☒ No

Criterion 2 - Persons: ☐ Yes ☒ No

Criterion 2 - Persons: ☐ Yes ☒ No

Criterion 3 - Architecture: ☐ Yes ☒ No

Criterion 3 - Architecture: ☐ Yes ☒ No

Criterion 4 - Info. Potential: ☐ Yes ☒ No

Criterion 4 - Info. Potential: ☐ Yes ☒ No

Period of Significance:

n/a

Period of Significance:

n/a

☐ Contributor ☐ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

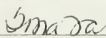
PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Linda Beattie (dated 3/18/2015) and information found in the Planning Department files, the subject property at 580 Ortega Street contains a single-story over garage wood-frame single-family residence constructed in 1951 (source: building permit). The subject property is constructed in the Minimal Traditional architectural style by James A. Mayer, the original developer and contractor. The first owner was Harry Hunt, a firefighter, and his wife Edna Del Monte Hunt. Known exterior alterations to the property include reconstruction of a rear wood retaining wall and concrete slab (1971), rear bulkhead repair (1983), reroofing (1991), rear retaining wall and patio repair (1998), and window replacement (2001).

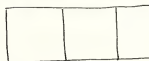
No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building was owner occupied during most of its history by a firefighter and his wife, neither who have been identified as persons of historic importance. 580 Ortega Street is a typical example of the Minimal Traditional style which was a common style for a building from this period of construction in San Francisco. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Inner Sunset neighborhood of Golden Gate Heights and is one of a row of six nearly identical houses developed at the same time. The subject block has a significant change in grade from north to south and a concrete retaining wall divides west and eastbound traffic along this portion of Ortega. The majority of homes constructed in Golden Gate Heights date from the late 1940s and early 1950s, and while some areas were developed by better known developers such as Henry Doelger and Raymond Galli, Mayer has not been identified as a significant developer or contractor. Furthermore, the neighborhood itself is not of remarkable architectural quality such that it would be significant for its architecture.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	3-20-2015

580 ORTEGA EXTERIOR





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CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1076 Rhode Island St.		4158/011
Case No.	Permit No.	Plans Dated
2014-003142ENV		12/12/14
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Convert single-family home into two-unit residential building. Construct basement and third floor vertical additions and 10-foot horizontal addition on all floors, including new vertical additions. Construct 12-foot-deep by 15-foot-wide bump out.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☒	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maheer program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maheer layer).</i>
☒	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☒	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20% : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</i>
☒	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</i>
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required</i>
☒	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)</i>
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	
Archeo clearance; project will follow recommendations of 11/13/14 Rockridge geotech report and 2/4/15 Seidel noise report; enrolled in DPH Article 38.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces .
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 2/27/2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i> .	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name:	Signature:
	Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Jean Poling Digitally signed by Jean Poling DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Environmental Planning, cn=Jean Poling, email=jean.poling@sfgov.org Date: 2015.03.23 09:59:54 -0700
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



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SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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Reception:
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Fax:
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Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	2/25/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	1076 Rhode Island Street	
Block/Lot:	Cross Streets:	
4158/011	22nd and 23rd streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
b	n/a	2014-003142ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	12/12/2014
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PROJECT ISSUES:
☒ Is the subject Property an eligible historic resource?
☐ If so, are the proposed changes a significant impact?
Additional Notes:
Submitted: Supplemental Information for Historic Resource Determination prepared by Timothy Nolan (dated 12/4/2014)
Proposed Project: Convert single-family home into 2-unit residential building. Construct basement and 3rd floor vertical additions and 10-foot horizontal addition on all floors, including new vertical additions. Construct 12-ft-deep by 15-ft-wide bump out.

PRESERVATION TEAM REVIEW:	
Historic Resource Present	☐ Yes ☒ No * ☐ N/A
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: n/a
☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Timothy Nolan (dated 12/4/2014) and information found in the Planning Department files, the subject property at 1076 Rhode Island Street contains a one-story over garage wood-frame single-family residence constructed in 1926 by John Dahla (source: building permit). The subject property is a modest residence minimally detailed with a slightly peaked cornice line supported by corbels. There is no indication Dahla ever lived in the property and the earliest owner and resident was likely August Grandi and his wife Julia. Grandi held a number of different working class jobs and lived in the subject property until 1933. By 1935 the property was owned by George and Ethel Cooper though it changed hands again in 1937 and was owned by Arvid and Edna Holmer. Known exterior alterations to the property include retaining wall replacement (1970), construction of a rear addition and deck (1973, 1978), installation of an additional deck (1984), siding and deck replacement (2000), and reroofing (1991, 2004). Visual inspection reveals that windows on the primary façade have also been replaced.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject property was inhabited by a number of different residents with working class backgrounds. 1076 Rhode Island is a minimally detailed building that is not a good example of any specific architectural style or period and is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Potrero Hill neighborhood in a row of similarly designed houses along the subject block that are not architecturally distinct or highly intact. The block face opposite the subject property contains a series of earlier buildings constructed on a steeply upward sloping hill and are constructed on substantial retaining walls. Given the disparity of construction dates and substantial alterations to the majority of buildings, the subject block does not represent a cohesive collection of architecturally distinct buildings or singular pattern of construction.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:

Date:

Sma Da

2/27/15



Subject property
1076 Rhode Island Street



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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
76 Montcalm Street		5529/009	
Case No.	Permit No.	Plans Dated	
2014-001686ENV	201411141573	11/5/2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. HORIZONTAL ADDITION (APPROXIMATELY 400SF), INTERIOR REMODEL KITCHEN & LIVING ROOM, RELOCATE 1ST & 3RD FL BATHROOMS, INTERIOR STAIRWAY AT 1ST/2ND FL & NEW ROOF DECK AND CLOSET AT 3RD FL. NEW REAR YARD DECK & STEPS AT 1ST FL.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Laura Lynch	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): per PTR Form dated 3/20/2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: _____	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Gretchen A. Hilyard		Signature: Gretchen Hilyard
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2015.03.23 16:24:16 -0700
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion	3/19/2015
---------------------------------	-------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	76 Montcalm Street	
Block/Lot:	Cross Streets:	
5529/009	York Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014-001686ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	11/05/2014
-----------------------------	------------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Tim Kelley Consulting (February 2015).	
Proposed project: Horizontal addition, interior remodel, new roof deck and closet at 3rd floor, new rear yard deck and steps at 1st floor.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by Tim Kelley Consulting (dated February 2015) and information found in the Planning Department files, the subject property at 76 Montcalm contains a 1-story; wood frame, single-family residence originally constructed in ca. 1893 with a 3-story rear tower addition that was constructed in 1978. The building is vernacular in appearance and the original architect/building is unknown. Known alterations to the exterior of the property include: window and door replacement (1941); new foundation and garage doors (1941); fire repair (1948); remodeling the front façade (1959); re-roofing with skylight (1978); reinforce foundation, new windows, interior TI, building second story bedroom and third story loft (1978); termite repair (1990); and window replacement (2005).

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a vernacular example of a single-family residence that was originally designed as a 1-story commercial property. The building and has been heavily altered from its original appearance and retains few features of its late-19th century original construction. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Bernal Heights neighborhood on a block that exhibits a great variety of architectural styles, construction dates (ranging from 1893 to 1965), and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

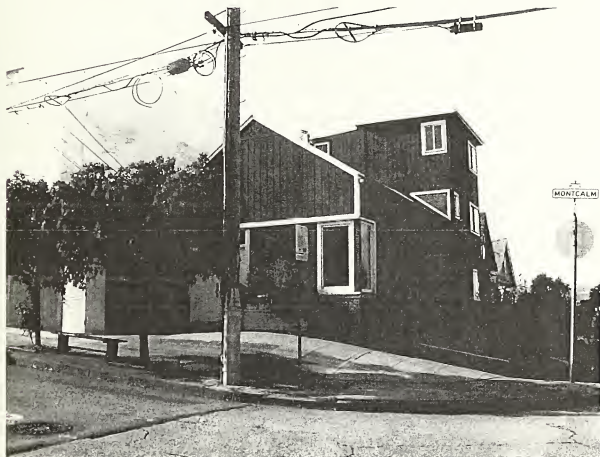
Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	3-20-2015

HISTORICAL RESOURCE EVALUATION

76 MONTCALM STREET

SAN FRANCISCO, CALIFORNIA



RECEIVED

FEB 12 2015

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

TIM KELLEY CONSULTING, LLC

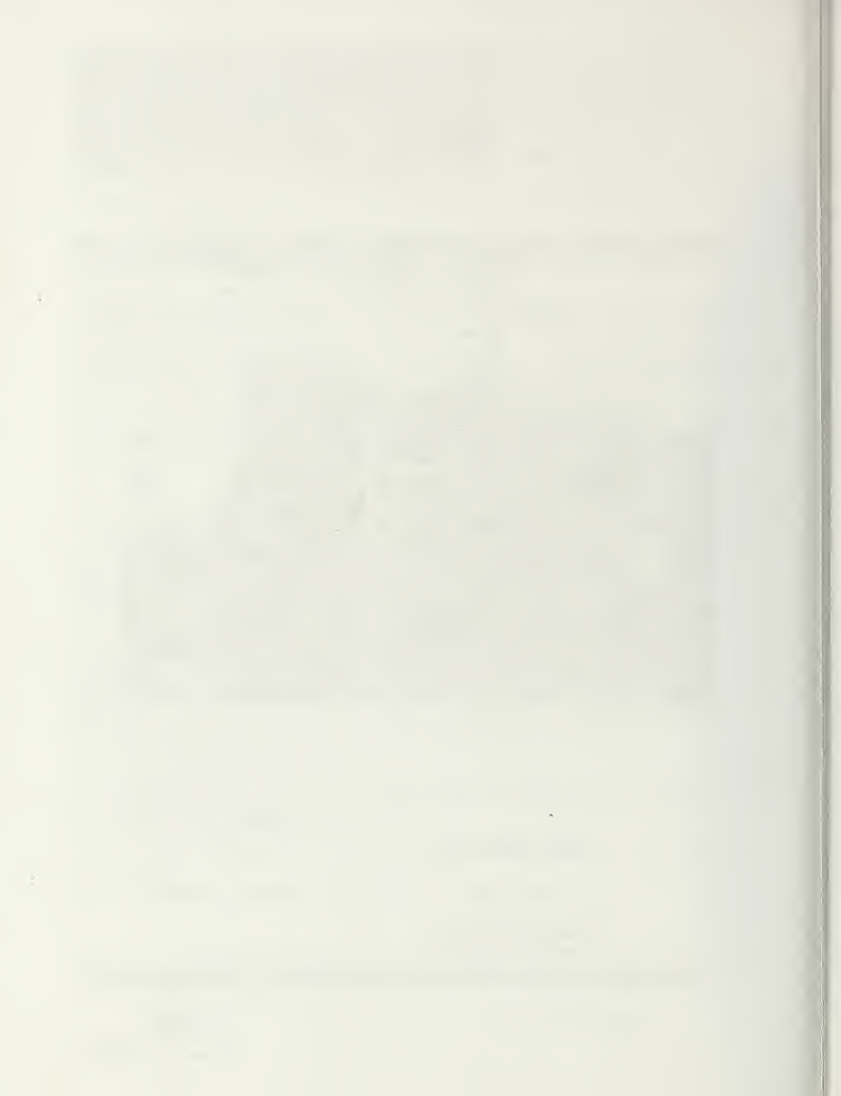
HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM



IV. DESCRIPTION

A. Site

76 Montcalm Street is located on the northwest corner of Montcalm and York Streets. This section of Montcalm slopes slightly upward toward the southwest, and the parcel slopes down to the northeast. The subject building is separated from the adjacent buildings, and the surrounding buildings share similar setbacks. The front of the parcel has no landscape features, but the secondary façade has a sloped planter bed and a concrete driveway that accesses a garage at the rear. On the right side of the driveway are wooden steps leading to the backyard. The rear yard is enclosed with a concrete retaining wall topped with a wooden fence (Figure 1 and 2).



Figure 1: Primary Façade.





Figure 3: Rear three-story tower and back porch.

The rear façade features an enclosed porch with a shed roof that projects from the ground level. The porch entrance is a glazed door facing York Street. The porch appears to have two windows on each exterior wall. To the left side of the porch is a multi-pane window (Figure 4). The second story of the rear façade is punctuated with two vinyl slider windows, and the third story is punctuated with one vinyl slider window. To the right of the third story tower is a sun deck. The tower terminates with overhanging eaves.



Figure 4: Rear façade of three-story tower.

V. HISTORIC CONTEXT

A. Bernal Heights

Bernal Heights was originally part of a large land grant given by Governor Protem Manuel Jimeno to Don Jose Cornelio Bernal in 1839 named *Rancho Rincon de las Salinas y Potrero*



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SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT.

APR - 7 2015

CEQA Categorical Exemption Determination

SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
440 Utah Street		3974/007
Case No.	Permit No.	Plans Dated
2015-001833ENV	2015.0223.9108	1/16/2015
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Vertical and horizontal additions include a rear addition to first and second floors, new third and fourth floors, and a new roof.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jenny Delumo	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): per PTR Form dated 3/20/2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Gretchen A. Hilyard		Signature: Gretchen Hilyard
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2015.03.23 16:08:33 -07'00
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



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SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	3/18/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	440 Utah Street	
Block/Lot:	Cross Streets:	
3974/004	17th Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-001833ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	01/16/2015
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information Form for Historic Resource Determination prepared by Fabien Lannoye and Tim Kelley Consulting (dated March 4, 2015).	
Proposed project: Vertical and horizontal additions include rear addition to first and second floors, new third and fourth floors, and new roof.	

PRESERVATION TEAM REVIEW:	
Historic Resource Present	
☐ Yes ☒ No * ☐ N/A	
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance:
☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

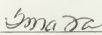
PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination prepared by Fabien Lannoye and Tim Kelley Consulting (dated March 4, 2015) and information found in the Planning Department files, the subject property at 440 Utah Street contains a 1-story-over basement; wood frame, single-family residence constructed in 1908 in the Mediterranean Revival architectural style. The building was designed by architect Paul DeMartini. Known alterations to the exterior of the property include: construction of a wood shed at the west lot line (1908); replacement of the entrance and stairs, construction of a new vestibule, and additional rear and interior work (1926); stucco at front façade (1939); roof repair (1942); new footing on raft walls (1977); and re-roofing (1993). Visual inspection also reveals that the front facade windows were replaced at an unknown date.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a non-descript example of a Mediterranean Revival style residential property and is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Eastern Mission neighborhood on a block that exhibits a mix of Mediterranean Revival, Modern and Victorian-era buildings constructed roughly between 1890 and 1951. Although some examples of intact early-20th century buildings remain on the block, the area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	3.20.2015

Photographs of Subject Property



Primary façade, 440 Utah Street.



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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1848-1850 Green St.		0543/012
Case No.	Permit No.	Plans Dated
2014.1604E		10/14/14
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Horizontal and vertical addition to an existing two-unit residential building. Demolish garage in rear yard. Add garage to basement. Vertical addition to include new third story, terrace, roof deck, and stair penthouse.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☒	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate of higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate of higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	
Archeo clearance	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: 3/20/15 (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Shelley Caltagirone	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Shelley Caltagirone Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Signature: Shelley Caltagirone Digitally signed by Shelley Caltagirone DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Shelley Caltagirone, email=shelley.caltagirone@sfgov.org Date: 2015.03.25 15:27:55 -0700
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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Information:
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Preservation Team Meeting Date:		Date of Form Completion	3/11/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Shelley Caltagirone	1848 Green Street	
Block/Lot:	Cross Streets:	
0543/012	Laguna Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	no	2014.1604E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	10.10.14
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
Individual Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance:		Historic District/Context Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance: ☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historical Resource Evaluation report prepared by Tim Kelley Consulting, dated August 2014, and information found in the Planning Department's files, the subject property at 1848-1850 Green Street contains a two-story-over-basement, wood-frame, multiple-family building clad in stucco and capped with a flat roof. The building was constructed in 1887 for John Jennings and designed by architect A. J. Barnett as a single-family building most likely in the bay-fronted Italianate style. The building was remodeled in 1924 to a Classical Revival flat and the entire front facade was re-constructed. This has been the most substantial change to the property.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is not architecturally distinct and the current facade does not represent the work of a master architect (Criterion 3).

Planning Department staff concurs entirely with the findings of the Part 1 Historical Resource Evaluation report. The subject property is not eligible for listing on the California Register either as an individual historic resource or as a contributor to a historic district. Furthermore, the immediately adjacent buildings do not compose a historic district eligible for listing on the California Register as they lack architectural cohesion and historical integrity.

Therefore, the proposed project would cause no adverse impacts to historic resources as no historic resources are present.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Smada</i>	3-20-2015





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2014.0954E
Project Title: 1300 Fitzgerald Avenue (and 1401 Egbert Avenue)
Zoning/Plan Area: PDR-2 (Production, Distribution, and Repair) and
PDR-1-B (PDR Light Industrial Buffer) Use Districts
40-X Height and Bulk District
Block/Lot: 4912/001,002,016
Lot Size: 59,972 square feet
Project Sponsor: Alice Barkley; McKenna, Long & Aldridge LLP
(415) 356-4635
Staff Contact: Erik Jaszewski – (415) 575-6813
Erik.Jaszewski@sfgov.org

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PROJECT DESCRIPTION:

The rectangular project site is on a block bounded by Egbert Avenue to the north, Jennings Street to the east, Fitzgerald Avenue to the south, and 3rd Street to the west in the Bayview neighborhood. The site is fully occupied by 11 structures between 18 and 35 feet in height. The proposed project would demolish seven of those buildings in the middle of the project site (Figure 1—Project Site). The buildings to be demolished include a 502-square-foot car port/shed, and six one- to two-story industrial structures comprising a combined area of approximately 27,170 square feet. Of the seven existing buildings to be demolished, the date of construction could only be determined for one of the buildings: 1425-1427 Egbert Avenue was constructed sometime between 1914 and 1933.

(Continued on next page)

EXEMPT STATUS:

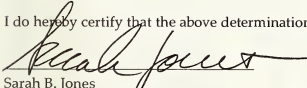
Categorical Exemption, Class 2 (State CEQA Guidelines Section 15302(b)).

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.


Sarah B. Jones

Environmental Review Officer

March 26, 2015
Date

cc: Alice Barkley, Project Sponsor
Rich Sucre, Preservation Planner
Supervisor Cohen, District 10 (via Clerk of the Board)

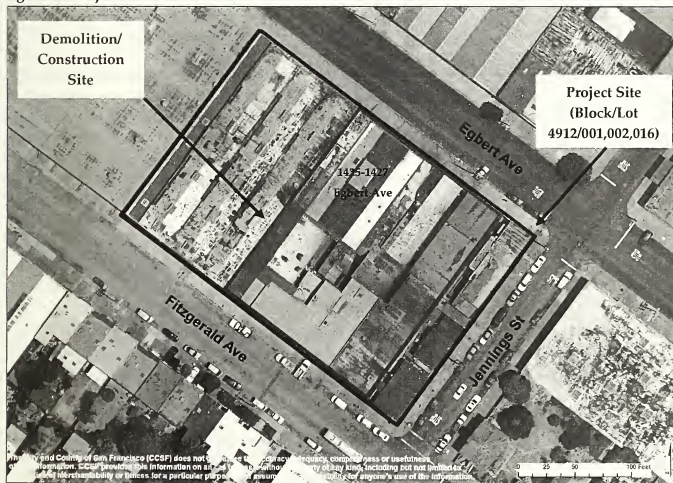
Distribution List
Historic Preservation Distribution List
Virna Byrd, M.D.F.



PROJECT DESCRIPTION (continued):

In place of the seven demolished buildings mid-site, the proposed project would construct two 14,100-square-foot warehouses (28,200 square feet in total); one would face Egbert Avenue, while the other would face Fitzgerald Avenue. The new two-story warehouses would reach up to 33 feet in height. The project would excavate approximately 2 feet below ground surface (bgs) to accommodate the proposed buildings' foundations. The warehouses would be subdivided to create eight individual PDR condominiums in total (four condominiums per frontage). Each condominium would contain an entry door, one car parking space, a secure bicycle rack, a sidewalk planter, and an on-site loading space with a 12-foot-wide driveway and curb cut. In total, eight car parking spaces and eight secure bicycle racks would be provided. Two sidewalk bicycle racks would also be installed along Fitzgerald and Egbert Avenues. Additionally, the project would construct a 15-foot wide linear landscaped area along the eastern construction site perimeter, thus expanding the rear yards available to the Jennings Street-adjacent residences by 3,000 square feet.

Figure 1—Project Site



Project Approvals

The proposed project would require the following approvals:

- **Conditional Use Authorization** (*Planning Commission*). The proposed project would require Conditional Use Authorization from the Planning Commission.
- **Building Permit** (*Department of Building Inspection*). The proposed project would require approval from DBI for a building permit.

Approval Action: The approval of a Conditional Use by the *Planning Commission* is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

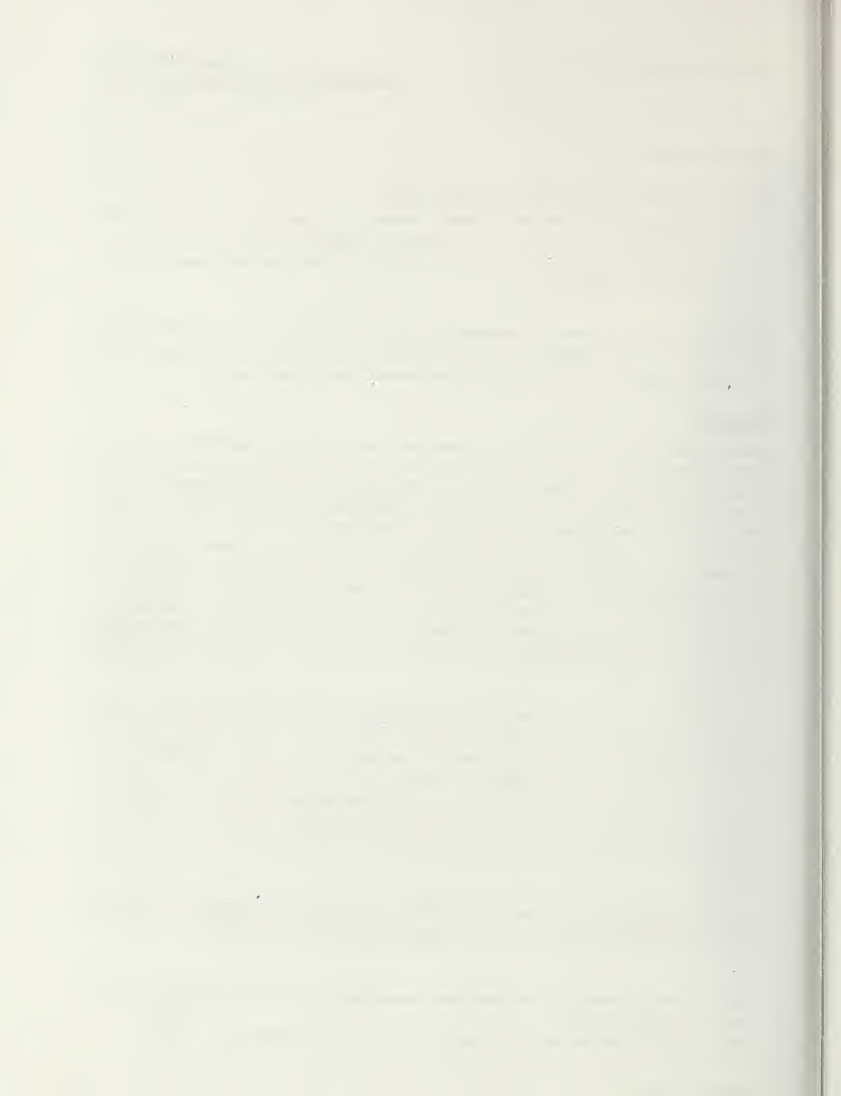
Historic Resources. The proposed project involves demolition of buildings constructed more than 45 years ago, including one constructed between 1914 and 1933 (1425-1427 Egbert Avenue). The existing structures are therefore considered Category B – potential historic resources by the Planning Department. As the proposed project would involve demolition of buildings over 45 years old, a consultant-prepared HRE Part I report was prepared¹ and reviewed by the Department in a subsequent Historic Resource Evaluation Response (HREER).² In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the subject buildings are historic resources as defined by CEQA. A property may be considered an historic resource if it meets any of the California Register of Historical Resources criteria related to (1) Events, (2) Persons, (3) Architecture, or (4) Information Potential that make it eligible for listing in the California Register of Historical Resources, or if it is considered a contributor to a potential historic district.

The demolition/construction site contains seven buildings primarily industrial in character. The buildings vary in appearance, generally consisting of corrugated metal, concrete walls or wood walls, and a combination of flat and gabled roofs. The property is not associated with any historic trends or events. None of the owners or occupants have been identified as important to history. The property is neither the work of a master architect or builder, nor does its architecture possess high artistic value. The site is located in mixed industrial and residential neighborhood with buildings constructed over a variety of periods. Therefore, the property is not eligible for listing in the California Register under Criterion 1 (Events).

The subject building does not appear to be associated with any significant individuals. Therefore, the property is not eligible for listing in the California Register under Criterion 2 (Persons).

¹ Left Coast Architectural History. 1425 Egbert Avenue. Historic Resource Evaluation. June 13, 2014. This report is available for review as part of Case No. 2013.0954E.

² Historic Resource Evaluation Response. Richard Sucre. March 4, 2015. A copy of this document is attached.



The building is not a significant example of a type or period. As industrial buildings, the subject properties are not architecturally significant nor do they possess high artistic value or embody the distinctive characteristics of a type, period, region, or method of construction. The industrial buildings do not embody any notable characteristics, which would distinguish them as historically significant. Therefore, the property is not eligible for listing in the California Register under Criterion 3 (Architecture).

The subject property is not likely significant under Criterion 4, since this significance criterion typically applies to rare construction types when the proposed project involves the built environment. The subject property is not contain examples of rare construction types and would therefore not be eligible for listing in the California Register under Criterion 4.

The subject property does not appear to be part of a potential historic district. Furthermore, there is no previously identified historic district in this area. Therefore, the subject property is not a contributor to an existing or potential historic district.

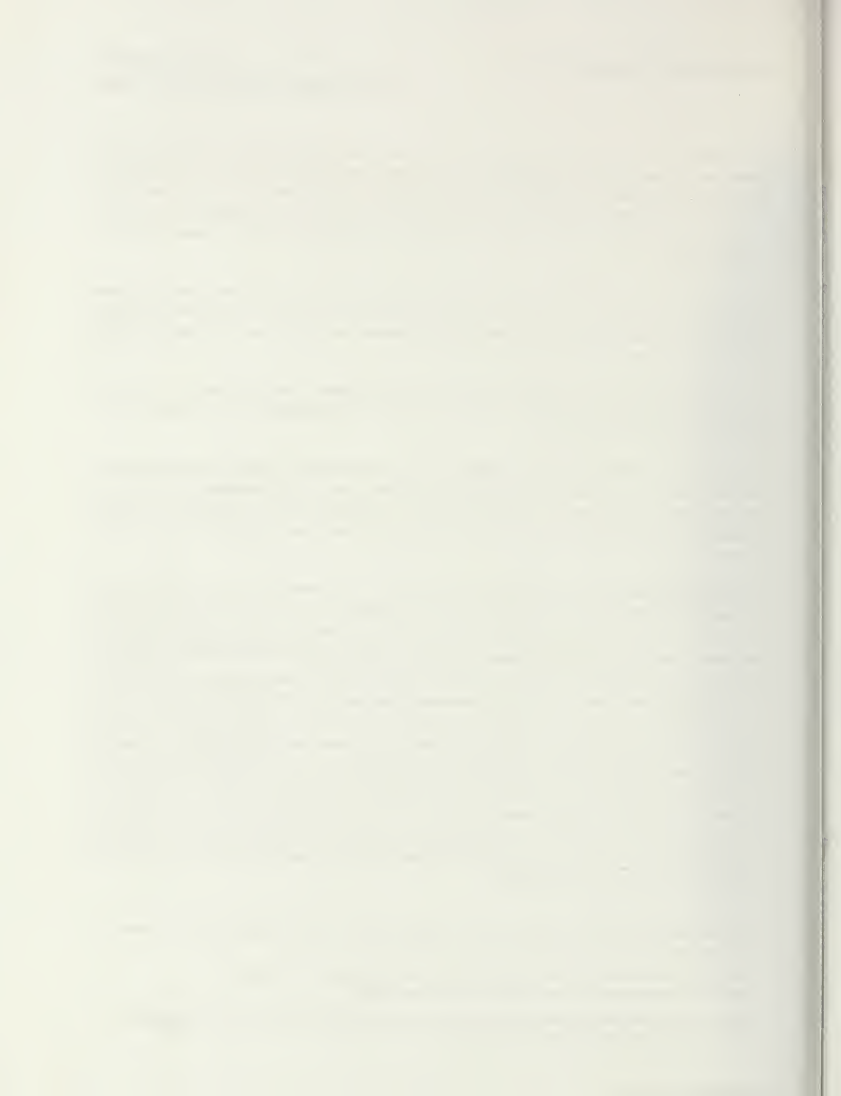
In light of the above, the property is not eligible for listing in the California Register either individually or as a contributor to an historic district. Planning Department staff has thus determined the property at 1300 Fitzgerald Avenue is not an historical resource as defined by CEQA. Therefore, the proposed demolition of seven existing structures on the property would not have a significant impact related to historic resources.

Hazardous Materials. Based upon mapping conducted by the U.S. Geological Survey (USGS) the project site may be underlain by serpentine rock.³ The proposed project would involve construction throughout the project site and excavation of approximately 2 feet bgs, potentially releasing serpentinite into the atmosphere. Serpentinite commonly contains naturally occurring chrysotile asbestos (NOA) or tremolite-actinolite, a fibrous mineral that can be hazardous to human health if airborne emissions are inhaled. In the absence of proper controls, NOA could become airborne during excavation and handling of excavated materials. On-site workers and the public could be exposed to airborne asbestos unless appropriate control measures are implemented. Although the California Air Resources Board (ARB) has not identified a safe exposure level for asbestos in residential areas, exposure to low levels of asbestos for short periods of time poses minimal risk.⁴ To address health concerns from exposure to NOA, ARB enacted an Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations in July 2001. The requirements established by the Asbestos ATCM are contained in California Code of Regulations (CCR) Title 17, Section 93105,⁵ and are enforced by the Bay Area Air Quality Management District (BAAQMD).

³ Planning Department, GIS Layer, "Areas Affected by Serpentine Rocks." Created February 25, 2010 from United States Geological Survey and San Francisco Department of Public Health data.

⁴ California Air Resources Board, Fact Sheet #1 Health Information on Asbestos, 2002. Available online at: <http://www.arb.ca.gov/toxics/Asbestos/1health.pdf>. Accessed April 15, 2013.

⁵ California Air Resources Board, Regulatory Advisory, Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations, July 29, 2002.



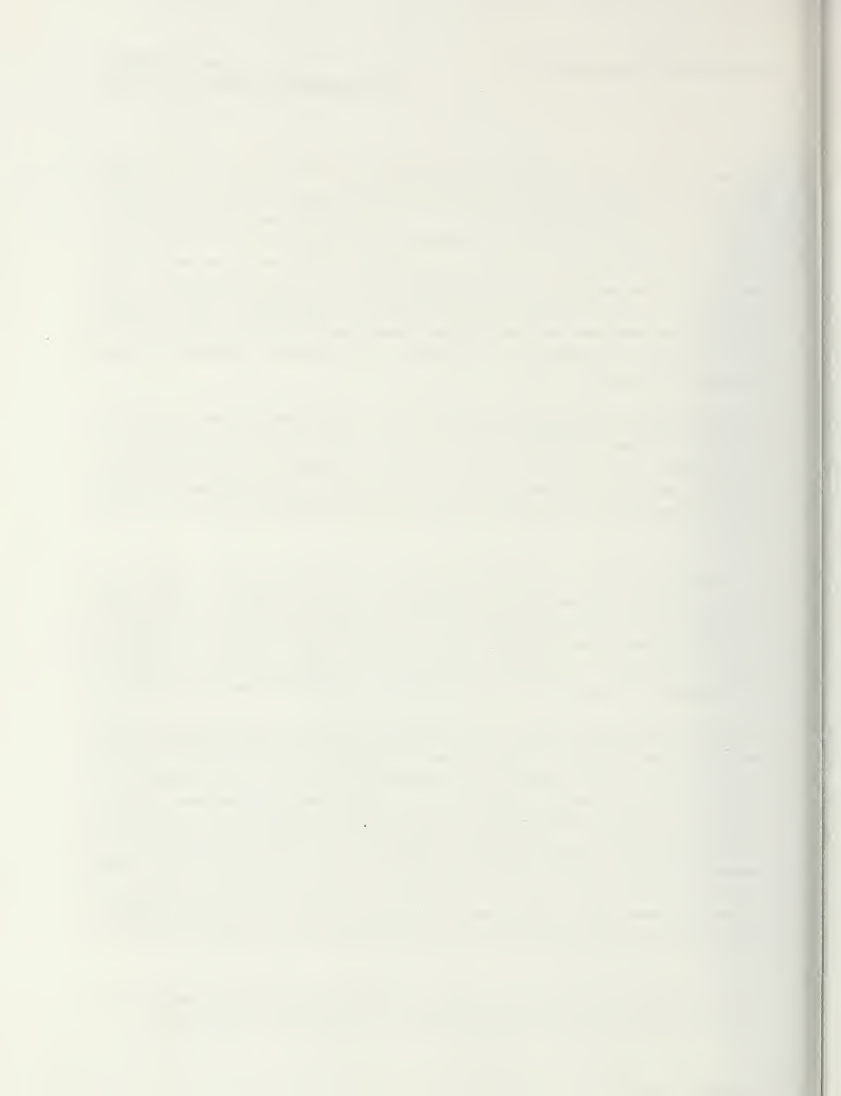
The Asbestos ATCM requires construction activities in areas where NOA is likely to be found to employ best available dust control measures. Additionally, the San Francisco Board of Supervisors approved the Construction Dust Control Ordinance in 2008 to reduce fugitive dust generated during construction activities. The requirements for dust control as identified in the Construction Dust Control Ordinance are as effective as the dust control measures identified in the Asbestos ATCM. Thus, the measures required in compliance with the Construction Dust Control Ordinance would protect the workers themselves as well as the public from fugitive dust that may also contain asbestos. The project sponsor would be required to comply with the Construction Dust Control Ordinance, which would ensure that significant exposure to NOA would not occur. Therefore, the proposed project would not result in a hazard to the public or environment from exposure to NOA.

The proposed project would involve approximately 1,450 cubic yards of soil disturbance on a site that is in a Maher area. Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH). The Maher Ordinance requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6.

The Phase I ESA would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, the project sponsor may be required to conduct soil and/or groundwater sampling and analysis. Where such analysis reveals the presence of hazardous substances in excess of state or federal standards, the project sponsor is required to submit a site mitigation plan (SMP) to the DPH or other appropriate state or federal agency(ies), and to remediate any site contamination in accordance with an approved SMP prior to the issuance of any building permit.

In compliance with the Maher Ordinance, the project sponsor has submitted a Maher Application to DPH and a Phase I has been prepared⁶ to assess the potential for site contamination. The Phase I ESA reviews and summarizes previous environmental documents prepared for other sites in close proximity to the project site, lists current and past operations, reviews environmental agency databases and records, reports site reconnaissance observations, and discusses potential contamination issues. The ESA found extensive evidence of use, storage, generation, and disposal of chemicals, hazardous materials, reportable substances and hazardous waste at the site. Identified Recognized Environmental Concerns (RECs) include two Underground Storage Tanks (USTs) that previously occupied the site, but were subsequently removed; the related Leaking Underground Storage Tank (LUST) cases were closed by the appropriate agencies. One UST did impact the soil and groundwater below the site, and analysis determined the

⁶ John Carver Consulting. *Phase I Environmental Site Assessment at 1318-1324 Fitzgerald Avenue/2814-2836 Jennings Street/1401-1425 Egbert Avenue San Francisco, CA*. July 9, 2011. This report is available for review as part of Case No. 2013.0954E.



presence of a Volatile Organic Compound (VOC). Furthermore, the observed VOC levels may be indicative of other sources not determined during the UST removal.

In addition to the above, the ESA identified additional RECs that include historical references of potentially hazardous land uses on the project site, as well as the site's proximity to a large number of businesses and addresses which reflect similar conditions to the subject property.

The project sponsor would be required to remediate potential soil and/or groundwater contamination in accordance with Article 22A of the Health Code. Thus, the proposed project would not result in a significant hazard to the public or the environment through the release of hazardous materials.

Hydrology. The existing lot is fully covered by impervious surfaces and the proposed project would occupy the entire lot. As a result, the proposed project would not result in an increase in the amount of impervious surface area on the site, which in turn would increase the amount of runoff and drainage. In accordance with the Stormwater Management Ordinance (Ordinance No. 83-10), the proposed project would be subject to and would comply with the Stormwater Design Guidelines, incorporating Low Impact Design (LID) approaches and stormwater management systems into the project. Therefore, the proposed project would not adversely affect runoff and drainage.

For the above reasons, the proposed project would not result in any significant impacts related to hydrology and water quality

Exemption Class

State CEQA Guidelines Section 15302(b), or Class 2, provides an exemption from environmental review for replacement of existing commercial structures where the new structure will be located on the same site as the structure replaced and will have substantially the same size, purpose, and capacity as the replaced structure. The project involves demolition of existing commercial warehouse buildings comprising 27,672 square feet, and construction of two new commercial warehouses consisting of approximately 14,100 square feet each (28,200 square feet in total). Therefore, the project qualifies for exemption from further CEQA review under Class 2.

Summary

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Case No.: 2014.0954E
Project Address: 1300-1324 Fitzgerald Ave, 1401-1439 Egbert Ave and 2814-2836 Jennings Street
Zoning: PDR-1-B (Production, Distribution and Repair-Light Industrial Buffer) Zoning District
PDR-2 (Production, Distribution and Repair-Bayview) Zoning District
40-X Height and Bulk District
Block/Lot: 4912/001, 002 and 016
Date of Review: March 4, 2015 (Part 1)
Staff Contact: Richard Sucre (Preservation Planner)
(415) 575-9108
richard.sucre@sfgov.org
Erik Jaszewski (Environmental Planner)
(415) 575-6813
erik.jaszewski@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

The project site consists of three lots (Block 4912, Lots 001, 002 and 016) bounded by Egbert Avenue, Jennings Street and Fitzgerald Avenue in San Francisco's Bayview neighborhood. The project site is developed with ten (10) buildings, including:

- 1401 Egbert Avenue/2814-2822 Jennings Street (Block 4912, Lot 001; identified as Building 1) – a two-story mixed-use building located at the southeast corner of Egbert Avenue and Jennings Street with ground floor commercial use, and a second floor residential use (approximately 5,586 square feet);
- 1405 Egbert Avenue (Block 4912, Lot 001; identified as Building 2) – a one-story industrial building (approximately 18-ft tall) fronting onto Egbert Avenue (approximately 2,680 square feet);
- 2824-2836 Jennings Street (Block 4912, Lot 002; identified as Building 3A) – a two-story mixed-use building with frontage onto Jennings Street with ground floor commercial use and a second floor residential use (approximately 3,920 square feet);
- 1300-1306 Fitzgerald Avenue (Block 4912, Lot 002; identified as Building 3B) – a two-story mixed-use building (approximately 19- to 21-ft tall) at the northwest corner of Fitzgerald Avenue and

Jennings Street with residential and commercial uses on the ground floor, and residential use on the second floor (approximately 2,806 square feet);

- 1314-1318 Fitzgerald Avenue (Block 4912, Lot 002; identified as Building 4) – a double-height one-story industrial building (approximately 18-ft tall) with frontage onto Fitzgerald Avenue (approximately 4,971 square feet) that reads contiguously with 1318-1320 Fitzgerald Avenue and 1322 Fitzgerald Avenue;
- 1324 Fitzgerald Avenue (Block 4912, Lot 016; identified as Building 5; constructed circa 1937) – a double-height one-story industrial building (approximately 18-ft tall) with frontage onto Fitzgerald Avenue and Egbert Avenue (approximately 25,300 square feet);
- 1425-1427 Egbert Avenue (Block 4912, Lot 016; identified as Building 6) – a two-story barn-like industrial building (approximately 35-ft tall) with corrugated metal siding with frontage onto Egbert Avenue (approximately 5,530 square feet; constructed between 1914 and 1933);
- 1419 Egbert Avenue (Block 4912, Lot 016; identified as Building 7) – a one-story industrial building with a gable roof (approximately 18-ft) with frontage onto Egbert Avenue (approximately 4,312 square feet);
- 1322 Fitzgerald Avenue (Block 4912, Lot 016; identified as Building 8) – a one-story industrial building (approximately 21-ft tall) with frontage onto both Fitzgerald Avenue and Egbert Avenue that reads contiguously with 1314-1318 Fitzgerald Avenue and 1318-1320 Fitzgerald Avenue (approximately 4,724 square feet);
- 1318-1320 Fitzgerald Avenue (Block 4912, Lot 016; identified as Building 9; constructed in 1944) – a one-story irregularly-shaped industrial building (approximately 18-ft tall) with frontage on Fitzgerald Avenue that reads contiguously with 1314-1318 Fitzgerald Avenue and 1322 Fitzgerald Avenue (approximately 4,953 square feet); and,
- Building 10 (Block 4912, Lot 016; no address) – a rectangular car port/shed with no walls and no street frontage constructed between Buildings 6, 8 and 9 (approximately 502 square feet).

Collectively, the project site has approximately 300-ft of frontage along Egbert Avenue, 300-ft of frontage along Fitzgerald Avenue, and 200-ft of frontage along Jennings Street. The property is located within the PDR-1-B (Production, Distribution and Repair-Light Industrial Buffer) and PDR-2 (Production, Distribution and Repair-Bayview) Zoning Districts and a 40-X Height and Bulk District.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject properties are not currently listed in any local, state or national historical register. Therefore, the buildings are considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (older than fifty years old).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area is industrial in character, and consists of one-to-two-story tall warehouses and industrial buildings. No other designated or eligible historic districts are located within the vicinity of the subject property.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA Section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Department staff finds that the subject properties at 1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue, and 2814-2836 Jennings Street are not eligible for inclusion in the California Register of Historical Resources (California Register).

Based upon its construction, the carport/shed structure (identified as Building 10) appears to be less than forty-five years old, and would not qualify for historical designation.

To assist in the evaluation of the subject building, the Project Sponsor has submitted:

- 1425 Egbert Avenue Historic Resource Evaluation, prepared by Left Coast Architectural History (dated June 13, 2014).

In addition, the Project Sponsor has provided all of the relevant building permit information available for the project site.

The Department concurs with the findings of the consultant report.

Based on the following criteria, the subject property is not eligible for listing in the California Register of Historical Resources:

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: n/a
	☐ Contributor ☐ Non-Contributor

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Overall, 1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue and 2814-2836 Jennings Street appear to have been constructed between the 1930s and 1950, as evidenced by aerial photographs and Sanborn Fire Insurance Maps. Records available at the Department of Building Inspection (DBI) do not provide original construction dates or original building permits for any of the majority of the subject properties. Little information was uncovered on the majority of the subject properties. Much of the uncovered history is provided by historic maps, Sanborn Fire Insurance Maps, and aerial photography.

Notable elements of the buildings' histories include:

- The 1915 and 1919 Sanborn Fire Insurance Maps do not show any of the existing properties. The project site appears to have been formerly occupied by the Levy Tanning Company, which is noted on these maps as vacant, "old and dilapidated," and solely occupied by a caretakers shed. The annotations associated with the 1919 Sanborn Fire Insurance Map state that the site was occupied by "one large wooden building."
- In 1928, the project site was purchased by Charles Monson (a manager of a planning mill), Charles Lindsay (a bank secretary), and E.O. Rollins (a department manager for the Oakland Association of Credit Men). This group likely demolished the buildings formerly associated with the Levy Tanning Company.
- According to the 1933 City Directory, 1421 Egbert Avenue (identified as Building 6; later addressed as 1425-1427 Egbert Avenue) was occupied by a cooperage (barrel maker).
- According to the 1938 Aerial of San Francisco that is part of the David Rumsey Map Collection, the project site shows 1324 Fitzgerald Avenue (Building 5) and 1425-1427 Egbert Avenue (Building 6).
- The 1950 Sanborn Fire Insurance Maps shows many of the subject properties including: a portion of Building 1, Building 2, Building 4, Building 5, Building 6, a portion of Building 8, and Building 9. 1324 Fitzgerald Avenue appears to have been occupied by a fruit preserving company, Nelson Packing Co, while 1318-1320 Fitzgerald Avenue and 1419-1421 Egbert Avenue appear to have been occupied by a laundry/dry cleaner. 1401 Egbert Avenue is shown as a two-story restaurant. 1310 Fitzgerald Avenue is shown as a store.
- The 1995 Sanborn Fire Insurance Map shows the site as it exists today. 1320-1324 Fitzgerald Avenue is denoted as a manufacturing. 1318 Fitzgerald is denoted as laundry/dry cleaner. 1310 Fitzgerald Avenue is denoted as a commercial use. 1300 Fitzgerald Avenue is denoted as a one-story store. 1401 Egbert Avenue is still denoted as a two-story restaurant. 1419 Egbert Avenue is denoted as a night club. Finally, 1421 Egbert Avenue is denoted as a chemical warehouse.
- 1300 Fitzgerald Avenue was historically occupied by an office and store (circa 1952), a liquor store (circa 1960), and most recently contained restaurant use on the ground floor and a single-family dwelling on the second floor, as evidenced by permit records.
- 1318 Fitzgerald Avenue was originally constructed in 1944, expanded with a rear addition in 1945, and was occupied by a neighborhood market (circa 1944 to 1962), as evidenced by permit records.

- 2826 Jennings Street was historically used as a pastry shop (circa 1953), and most recently contained commercial use on the ground floor and a single-family dwelling on the second floor, as evidenced by permit records.
- 1405 Egbert Avenue (also identified as 1324 Fitzgerald Avenue) was historically occupied by an illegal nightclub (circa 1995 to 2013),
- 1401 Egbert Avenue/2814-2824 Jennings Street was likely constructed as a one-story wood-frame building. Assessor records show the date of construction as 1948. However, permit records state that the building was raised and a second story was added in 1947. In the late-1940s, a restaurant use appears to have occupied the ground floor. Currently, the building was most recently occupied by a restaurant use on the ground floor with residential units on the second floor.

1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue and 2814-2836 Jennings Street are examples of industrial and mixed-use buildings, which developed in the Bayview neighborhood. The Bayview neighborhood is located in the southeast corner of San Francisco, and is roughly defined by Bayshore Boulevard (to the west), Cesar Chavez Boulevard (to the north), and the San Francisco Bay (to the east). The Bayview neighborhood encompasses several smaller neighborhoods, including Silver Terrace, Hunters Point, India Basin, and Bret Harte, as well as industrial areas, including the Islais Creek Estuary (Oakinba and Northern Gateway) and South Basin. Prior to 1900, the Bayview neighborhood was a sparsely developed working class residential neighborhood with generous lots for small farms, as well as a burgeoning agricultural, manufacturing, and sports and recreation area, as noted by the construction of Bay View Park (horse racing track) in 1864, the California Dry Dock Company in 1866, the San Francisco Butchers' Reservation ("Butchertown") in 1868, and the Chinese shrimp camps circa 1870. Alongside the new residential development that emerged in the early 1900s, the meat packing and animal processing and shipbuilding industries flourished within the neighborhood in the 1910s. In the 1920s, 3rd Street was widened and repaved, and Bayshore Boulevard was constructed, in order to better connect the San Francisco to the Peninsula. As a result of this new street construction, residential development on either side of 3rd Street was spurred in the 1920s and 1930s, and Bayshore Boulevard developed as a commercial and light industrial transit corridor. As a result of the New Deal, new amenities were constructed within the neighborhood, including infrastructure improvements to Bayview Park on the top of Candlestick Hill in 1938, and the construction of Gilman Playground in 1939. In 1940, the Market Street Railway established a bus line along Innes Avenue to the Hunters Point Dry Dock, which coincided with the Navy's purchase of the Bethlehem Steel's Hunters Point Dry Docks. The Second World War was a significant event within the history of the neighborhood, due to the expansion of the Hunters Point Naval Shipyard and the significant increase in the African-American population. After the war, the neighborhood experienced several significant events, including the construction of Apparel City (1946-8), new public housing (1949), new speculative housing developments (such as Silver Terrace, Mt. St. Joseph, and Hunters Point Ridge), and construction of the Bay View Neighborhood Community Center (1954), Candlestick Park (1958) and the Wholesale Produce Market (1963). Today, the Bayview neighborhood retains much of its postwar character with a strong residential community and the remnants of a former vibrant industrial landscape.

1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue and 2814-2836 Jennings Street do not appear to have associations with any early significant development patterns or developers, nor are they an outstanding or rare example of a particular building type. Overall, the associated uses and occupants of

the subject properties do not appear to have had historical significance on the local, state or national levels. Based upon this history and the consultant report, 1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue and 2814-2836 Jennings Street are not eligible for inclusion in the California Register individually or as a contributor to a historic district under Criterion 1 (Events). To date, no information has become available to suggest that the subject building has contributed to significant events within local or regional history or the cultural heritage of California and the United States. To be eligible under this criterion, a building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

None of the prior owners or individuals who occupied the subject properties at 1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue and 2814-2836 Jennings Street appear to be important to local, regional or national history. No information has been uncovered to date that suggests that these individuals have been associated with an important part of local, state or national history.

Based on the consultant and Planning Department records, no persons of known historical significance appear to have been associated with the subject buildings; therefore, 1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue and 2814-2836 Jennings Street are not eligible for listing in California Register under Criterion 2 (Persons) either individually or as part of a historic district.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Constructed between the 1930s and the 1950s, the subject buildings at 1405 Egbert Avenue, 1314-1318 Fitzgerald Avenue, 1318-1320 Fitzgerald Avenue, 1322 Fitzgerald Avenue, 1324 Fitzgerald Avenue, 1419 Egbert Avenue, and 1425-1427 Egbert Avenue appear to be typical one-to-two-story tall, industrial and utilitarian properties with no discernible architectural style and no outstanding architectural features. Common materials on the exterior include concrete, metal siding and wood.

Constructed between 1933 and the 1950s, the subject buildings at 1401 Egbert Avenue/2814-2822 Jennings Street, 2824-2836 Jennings Street, and 1300-1306 Jennings Street appear to be an altered mixed-use building with a ground floor commercial use and residential use on the second floor. These buildings do not possess any outstanding architectural features, and appear to have been altered over their lifetime.

Based on the information provided in consultant report and Planning Department records, 1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue and 2814-2836 Jennings Street are not eligible for listing in the California Register under Criterion 3 (Architecture) either individually or as part of a historic district. As industrial and mixed-use buildings, the subject properties are not architecturally significant nor do they possess high artistic value or embody the distinctive characteristics of a type, period, region, or method of construction. The majority of the subject properties are examples of industrial and/or utilitarian properties, and do not embody any notable characteristics, which distinguish the building as historically significant. No architect has been uncovered for any of the subject buildings.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject properties at 1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue and 2814-2836 Jennings Street are not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject buildings are not significant under this criterion, since this significance criterion typically applies to rare construction types when involving the built environment. The subject buildings are not an example of a rare construction type.

If the property involves major excavation, an evaluation of the project's impact upon potential archaeological resources will be required.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Since the subject properties at 1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue and 2814-2836 Jennings Street were determined not to meet any of the aforementioned California Register significance criteria, an analysis of integrity was not conducted.

Step C: Character-Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since the subject properties at 1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue and 2814-2836 Jennings Street were determined not to meet any of the aforementioned California Register significance criteria, an analysis of the character-defining features was not conducted.

CEQA HISTORIC RESOURCE DETERMINATION

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-Contributor to an eligible Historic District
- ☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, Senior Preservation Planner

Date: 3-6-2015

cc: Vimaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\Cases\2014\2014.0954E

RS: G:\Documents\Environmental\2014.0954E 1300 Fitzgerald Ave\HRER_1300 Fitzgerald Ave_2015-03-04.doc

IMAGES



Aerial Photograph, Project Site
(Source: Google Maps, 2015; Accessed March 3, 2015)



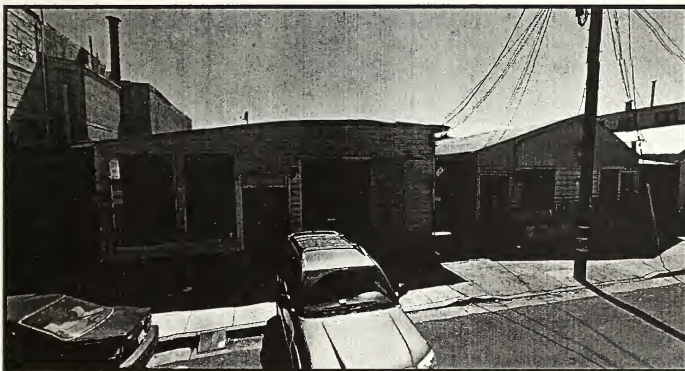
1300-1324 Fitzgerald Avenue
(Source: Google Maps, June 2014)



2814-2826 Jennings Street
(Google Maps, August 2014)



1401 Egbert Avenue
(Google Maps, August 2014)



1405 Egbert Avenue (left) and 1419 Egbert Avenue (right)
(Google Maps, August 2014)



1425 Egbert Avenue
(Google Maps, August 2014)



SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

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**Certificate of Determination
EXCLUSION/EXEMPTION FROM ENVIRONMENTAL REVIEW**

Date:
Case No.: 2014-002783ENV
Project Title: 266 Waller Street
Zoning: RTO (Residential, Transit-Oriented District)
40-X Height and Bulk District
Hayes Valley Residential Historic District
Block/Lot: 0858/012
Lot Size: 3,000 square feet
Project Sponsor: Brett Gladstone, Hanson Bridgett, LLP
(415) 995-5065
Staff Contact: Jenny Delumo - (415) 575-9146
Jenny.Delumo@sfgov.org

1650 Mission St.
Suite 400
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CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located at 266 Waller Street, an approximately 3,000-square-foot (sq. ft.) (120 ft. x 25 ft.) lot in the Western Addition neighborhood and within the Hayes Valley Residential Historic District. The project site is a through lot, bounded by Webster Street to the west, Laussat Street to the north, Buchanan Street to the east, and Waller Street to the south. The project site consists of a three-bedroom, single-family home fronting Waller Street. The proposed project would subdivide the project site, creating a new, separate lot in the rear, undeveloped portion of the existing lot.

EXEMPT STATUS:

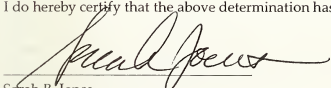
General Rule Exclusion (State California Environmental Quality Act (CEQA) Guidelines, Section 15061(b)(3))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.


Sarah B. Jones

Environmental Review Officer

March 26, 2015
Date

cc: Brett Gladstone, Project Sponsor
Laura Ajello, Current Planner
Tina Tam, Preservation Planner

Supervisor London Breed, District 5 (via Clerk of the Board)
Historic Preservation Distribution List
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (CONTINUED):

The new lot would front Laussat Street and would be approximately 1,050 sq. ft. (42 ft. x 25 ft.) in area. The subdivided Waller Street lot would be approximately 1,950 sq. ft. (78 ft. x 25 ft.) in area, leaving an approximately 10 foot rear yard for the existing single-family home. The proposed project would not include any construction and no change would occur to the existing use.

APPROVAL ACTION

The proposed project is subject to notification under Section 311 of the City of San Francisco (the City) *Planning Code* and would require the following approvals:

- **Variance Authorization:** The proposed project would require authorization by the Zoning Administrator for: (1) a variance for minimum lot area pursuant to *Planning Code* Section 121(e)(2) and; (2) a variance for minimum rear yard depth pursuant to *Planning Code* Section 134(a)(2).
- **Subdivision Authorization:** The proposed project would require authorization by San Francisco Public Works (Public Works) to subdivide the existing lot pursuant to provisions of the California Subdivision Map Act, and the City's *Subdivision Code* and Subdivision Regulations.

Approval Action: The granting of the subdivision by Public Works is the Approval Action for the project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco *Administrative Code*.

REMARKS:

CEQA State Guidelines Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Land Use

The San Francisco General Plan articulates the objectives and policies that guide the City's decision making as it pertains to, among other issues, environmental protection, urban design, and land use. Permits to construct, alter or demolish buildings, or subdivide lots may not be issued unless the project conforms to the *Planning Code*, or an exemption is granted pursuant to provisions of the *Planning Code*. The proposed subdivision of the project site to create a new, separate lot that fronts Laussat Street would be subject to approval by Public Works pursuant to provisions of the City's *Subdivision Code* and Subdivision Regulations and the California Subdivision Map Act. However, prior to Public Works approval, the proposed project must be reviewed by other applicable City agencies, including the Planning Department. Planning Department review ensures the subdivision proposal is consistent with the General Plan, Proposition M (*Planning Code* Section 101.1), and other provisions of the *Planning Code*. The project site is located in an RTO (Residential, Transit-Oriented) District, which allows a range of residential and neighborhood-oriented commercial development, though the District is primarily

residential.¹ As the proposed project would result in two residential lots (the subdivided Waller Street lot and new Laussat Street lot) the proposed land use would be permitted.

In addition to evaluating whether the proposed project would conform to the class of use district in which the project site is located, the Planning Department also evaluated the following land use provisions for RTO Districts:

- **Dwelling Density.** Pursuant to *Planning Code* Section 209.1 lots in RTO Districts may provide residential dwelling units at a density ratio of one dwelling unit per 600 sq. ft. of lot area. The existing Waller Street lot is approximately 3,000 sq. ft. and is occupied by an existing single-family home. Therefore, the project sponsor would be permitted to construct four additional dwelling units on the existing lot for a total of five dwelling units. Should the proposed project be approved, the subdivided Waller Street lot, which would be approximately 1,950 sq. ft., would be permitted to contain three dwelling units. The new Laussat Street lot, which would be approximately 1,050 sq. ft., would be permitted to contain two dwelling units.² Consequently, the proposed subdivision of 266 Waller Street would still result in a project site that may contain a total of five dwelling units. As such, the subdivision of the project site would not increase permitted dwelling density on the existing lot.

Planning Code Section 207.6(c) requires that a minimum of 40 percent of dwelling units on lots in RTO Districts have at least two bedrooms. If the project sponsor were to construct additional residential housing on the existing lot up to the maximum density allowed, they would be required to provide at least two (2) two-bedroom apartments. If the maximum dwelling density were pursued after the proposed subdivision, the new Laussat Street lot and the subdivided Waller Street lot would have to provide at least one two-bedroom unit on each lot, for a total of, at minimum, two (2) two-bedroom units. Therefore, the subdivision of the project site would not alter the required mix of residential dwelling units on the project site.

The majority of the lots on the subject block and in the immediate vicinity of the project site are developed with one- and two-unit residential housing, though three- and four-unit residential buildings are present. It is not unusual for the Planning Department to conditionally approve a proposed subdivision, and the Zoning Administrator may choose to exercise this discretion to limit dwelling density on the project site to ensure that future development on the site is consistent with the subject block. However, *Planning Code* Section 206.4 describes RTO Districts as such: "while some one- and two-family structures are present, the character of the District is primarily of structures with three or more units of a range of sizes and types suitable for a variety

¹Planning Code Section 206.4, RTO (Residential, Transit-Oriented Neighborhood) District. [http://www.amlegal.com/nxt/gateway.dll/California/planning/planningcode?f=templates&fn=default.htm\\$3.0\\$vid=amlegal:sanfrancisco_ca\\$sync=1](http://www.amlegal.com/nxt/gateway.dll/California/planning/planningcode?f=templates&fn=default.htm3.0vid=amlegal:sanfrancisco_ca$sync=1) Accessed February 27, 2015.

² Per *Planning Code* Section 207.1(a) "the entire amount of lot area per dwelling unit specified by the code shall be required for each dwelling unit on the lot. A remaining fraction of one-half or more of the minimum amount of lot area per dwelling unit shall be adjusted upward to the next higher whole number of dwelling units".

[http://www.amlegal.com/nxt/gateway.dll/California/planning/planningcode?f=templates&fn=default.htm\\$3.0\\$vid=amlegal:sanfrancisco_ca\\$sync=1](http://www.amlegal.com/nxt/gateway.dll/California/planning/planningcode?f=templates&fn=default.htm3.0vid=amlegal:sanfrancisco_ca$sync=1) Accessed February 27, 2015.



of households". Therefore, if the Zoning Administrator chooses not to limit dwelling density on the project site, the maximum permitted dwelling density and required mix of residential unit sizes would still be consistent with the City's vision for RTO Districts.

- **Subdivision Pattern:** The lots directly adjacent to the project site and those on the east end of the subject block feature a similar subdivision pattern as the one proposed for the 266 Waller Street lot, where the longer lot fronts Waller Street and the shorter lot fronts Laussat Street. The same subdivision pattern (the longer lot fronts a street and the shorter lot fronts an alley) may also be observed on blocks north and southwest of the project site. Therefore, the proposed subdivision would be consistent with the existing subdivision pattern on the subject block and in the vicinity of the project site.
- **Variances:** The proposed subdivision of 266 Waller Street would result in lots that require minimum lot area and minimum rear yard depth variances from the Zoning Administrator. Section 121 of the *Planning Code* provides that lots in RTO Districts should have a minimum area of 2,500 sq. ft.³ Under the project proposal, the subdivided Waller Street lot and new Laussat Street lot would have an area of approximately 1,925 sq. ft. and 1,010 sq. ft., respectively. Therefore, the proposed project requires a variance authorization for minimum lot area. In order to conform to Section 314(a)(2) of the *Planning Code*, the proposed subdivided Waller Street lot must provide an approximately 35-foot-long rear yard for the existing single-family home.⁴ Since the proposed subdivided Waller Street lot would have a rear yard of roughly 10 feet, a minimum rear yard variance is also required. The project does not include any new construction on the proposed Laussat Street lot. Thus, the new Laussat Street lot would not require a variance for minimum rear yard depth.

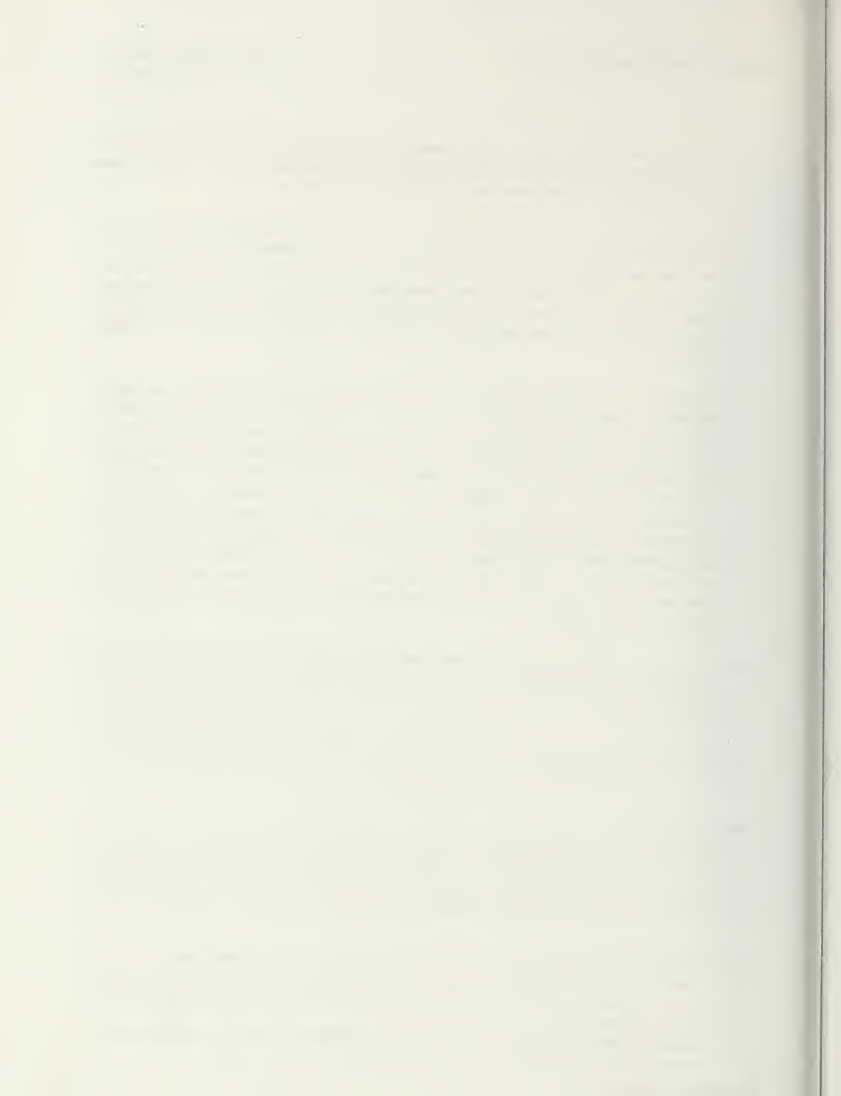
Though the proposed project would result in two substandard-sized lots and a substandard rear yard on the new Waller Street lot, the proposed subdivision and resulting lot areas and rear yard depth would not conflict with *Planning Code* provisions as the *Planning Code* allows for such substandard lots through the variance process. Nor would the proposed project physically disrupt the established and permitted development pattern in the vicinity of the project site. For these reasons, the proposed project is consistent with applicable General Plan objectives and policies as well as applicable zoning designations and would result in less-than-significant impacts to land use.

Historical Resources

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department must determine whether the project site is a historical resource as defined by CEQA. The project site is located in the Hayes Valley Residential Historic District (the Historic District), which is listed on the California Register of Historical Resources and is eligible for listing in the National

³Under *Planning Code* Section 121(c)(2) in RTO Districts the minimum lot area is 2,500 sq. ft., except for lots with their street frontage entirely within 125 feet of the intersection between two streets that intersect at an angle of 135 degrees or less, then the minimum lot area is 1,750 sq. ft. The subject property is not located within the first 125 feet of an intersection where the two streets meet at an angle of 135 degrees or less.

⁴ Section 134(a)(2) of the *Planning Code* stipulates that lots in RTO Districts must provide a rear yard with a minimum depth of 45 percent of the total depth of the yard.



Register of Historical Resources. The two-story, single-family home at 266 Waller Street was built circa 1890, and is an identified contributing resource to the Historic District. The proposed project would subdivide the subject property to create a new Laussat Street lot on the rear, undeveloped portion of the project site. The proposed project does not include construction on the new Laussat Street lot or the subdivided Waller Street lot.

As noted above in the Land Use section, the proposed project would not increase the dwelling unit density at the project site. As such, the proposed project would not change the allowable amount of construction at the project site. Therefore, the proposed project would not result in direct or indirect impacts on the Historic District, including contributing resources. For the above reasons, the proposed project would not result in significant impacts with respect to historical resources.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on January 9, 2015 to owners and occupants of properties within a 300 foot radius of the project site and other interested parties. The Planning Department received one comment in response to the notice, which expressed general support of the proposed project.

Comments that do not pertain to physical environmental issues and comments on the merits of the proposed project will be considered in the context of project approval or disapproval, independent of the environmental review process. While local concerns or other planning considerations may be grounds for modifying or denying the proposed project, in the independent judgment of the Planning Department, there is no substantial evidence that the proposed project would have a significant effect on the environment.

CONCLUSION

CEQA State Guidelines Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed project would have no significant environmental effects and thus it is appropriately exempt from environmental review under the General Rule Exclusion (CEQA Guidelines Section 15061(b)(3)). Additionally, CEQA State Guidelines Section 15315, or Class 15, provides an exemption from environmental review for minor land divisions meeting various conditions. As described above, the proposed project would qualify for a Class 15 exemption except that it requires variances. This analysis found no significant impacts from the variances, or any other aspect of the proposed project, and the project would meet all of the other various conditions prescribed by Class 15. For the above reasons, the proposed project is appropriately exempt from environmental review.





SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

APR - 7 2015

CEQA Categorical Exemption Determination

SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
660 Sanchez Street		3601/008	
Case No.	Permit No.	Plans Dated	
2014-000430Env	201410229634	10/13/2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. FULL EXTERIOR & INTERIOR REMODEL, INCLUDING BATHROOMS & KITCHEN EXCAVATION FOR GARAGE & UTILITIES/STORAGE ADDITION AT REAR OF BUILDING.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	Maier program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maier layer).
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Laura Lynch	
Archeo cleared 11/06/2014. Project to follow recommendations per geo tech report, Rollo & Ridley 10/7/2014	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☒	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): See PTR dated: <u>03/20/15</u>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): 	
Preservation Planner Signature: _____	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Marcelle Boudreaux Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Signature: <u>Boudreaux 03/30/15</u>
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	03.16.15
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PROJECT INFORMATION:			
Planner:		Address:	
Marcelle Boudreaux		660 Sanchez Street	
Block/Lot:		Cross Streets:	
3601/008		Cumberland/20th St.	
CEQA Category:		Art. 10/11:	BPA/Case No.:
B			201410229634

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	10/13/14
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
FULL EXTERIOR & INTERIOR REMODEL, INCLUDING BATHROOMS & KITCHEN EXCAVATION FOR GARAGE & UTILITIES/STORAGE ADDITION AT REAR OF BUILDING.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

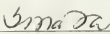
According to the original building permit on file at DBI, Raymond G. Lilves, firefighter with the San Francisco Fire Department, filed an application for building permit of a frame building in 1941, listing himself as supervisor of construction and as contractor. No architect is listed. The building is a terraced, three-story-over-garage, single-family residence in the modern vernacular style. It is clad in wood shingles and each terraced story is capped with a flat roof. The lot is severely upsloping from the street level to the rear property line. Lilves and his wife Elta owned and occupied the property until 1970.

Several permits on file at DBI indicate alterations to the front facade since time of construction. A permit from March of 1974 documents the installation of cedar shingles on the front, and side, facade; however, the original siding material is unknown. In February of 1990, a permit was issued for expansion of the existing first level over the garage. And, in March of 2000, work was permitted at the front setback and entry area, including new steps and landing.

On the block, there is a variety of architectural styles, including Shingle-style, Craftsman, International, and vernacular. According to assessor's data, the properties on this block of Sanchez Street were developed between 1904 and 1943; the subject property is the last dwelling constructed on the blockface. No district has been identified.

No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2) for listing in the California Register of Historic Resources, respectively. The existing structure appears to have been altered and does not retain a high level of integrity, thus does not possess high artistic value for listing individually under Criterion 3 in the California Register.

Therefore, 660 Sanchez Street is not eligible for listing in the California Register either individually or as part of a district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	3-20-2015

Photographs of Subject Property



Primary Facade, 660 Sanchez Street

